



#### OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

RESIDENTIAL  
SALES

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES



Proprietors: **David Mansfield ATTON** FNAEA.  
**Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

# DMA

ESTATE  
AGENTS



FLAT 3, 57 WEST AVENUE, FILEY YO14 9AX



**Leasehold £156,450**

#### FEATURES

- \* **Ideal holiday home / holiday let.**
- \* Well presented two double bedroom second floor apartment.
- \* Located right in the centre of Filey.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern kitchen and bathroom.
- \* **EPC Rating: E.**
- \* Viewing is very highly recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.

Stairs to:

FIRST FLOOR: Landing.

Own Door to Stairs to:

SECOND FLOOR: Kitchen. Lounge. Two Bedrooms. Bathroom.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



Floor Plan:



Front Door to:

COMMUNAL ENTRANCE HALL

Stairs to FIRST FLOOR:

Own Door to:

Stairs to SECOND FLOOR:



LANDING / DINING AREA

Radiator.



## KITCHEN

**3.76m x 1.63m** (12'4" x 5'4")

Inset stainless sink, vegetable sink and drainer. Excellent range of base cupboards with worktops over. Matching wall units. Gas hob. Built-in oven. Extractor hood above. Plumbing for automatic washing machine. Provision for tall 'fridge / freezer. Radiator. 'Velux' window.



## LOUNGE

**4.77m x 3.35m max** (15'8" x 11'0" max)

Fitted gas fire in attractive modern surround. Radiator. Upvc double glazed window.



## BEDROOM ONE

**3.68m x 2.92m** (12'1" x 9'7")

Built-in cupboard housing the combination boiler. Radiator. Upvc double glazed window.



## BATHROOM

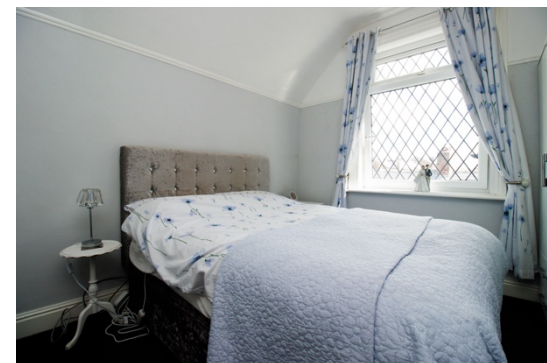
New suite in white comprising 'P' shaped bath with shower over and screen. Handbasin and wc. Heated towel rail. 'Velux' window. Upvc double glazed window.



## BEDROOM TWO

**3.15m x 2.87m** (10'4" x 9'5")

Radiator. Upvc double glazed window.



**Council Tax Band** A.

## DIRECTIONS:

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the left hand side.

**Viewing strictly by appointment only through DMA Estate Agents**