



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

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www.dmaestateagents.co.uk
ESTABLISHED 1992



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DMA

ESTATE AGENTS



43 WEST AVENUE, FILEY YO14 9AX



Freehold £260,000

FEATURES

- * Investment opportunity.
- * A three storey house comprising three self-contained flats.
- * Two flats have sitting tenants giving an income of £12,900 pa.
- * The top flat is vacant and can be bought separately.
- * Conveniently located for the town centre, beach and Glen Gardens.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Small forecourt and rear yard.
- * Sold with no onward chain.

ACCOMMODATION IN BRIEF

GROUND FLOOR FLAT: Front Door to Communal Entrance Hall. Own Door to Hallway. Lounge. Bedroom. Bathroom.

Stairs to:
FIRST FLOOR FLAT: Own Door to Entrance Hall. Open Plan Living Kitchen. Two Bedrooms. Bathroom.

Stairs to:
SECOND FLOOR FLAT: Own Door to Entrance Hall. Living Kitchen. Utility Room. Two Bedrooms. Bathroom.

OUTSIDE: Forecourt. Rear yard.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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43 WEST AVENUE, FILEY

Communal Front Door to:

COMMUNAL ENTRANCE HALL

GROUND FLOOR FLAT

Own Door to:

ENTRANCE HALL

Radiator with decorative cover.

LOUNGE

3.93m x 3.96m (12'11" x 13'0")

Decorative fireplace with wood surround and free-standing coal effect fire. Radiator. Upvc double glazed bay window.

BEDROOM

2.79m x 3.55m (9'2" x 11'8")

Radiator. Upvc double glazed window.

KITCHEN

5.33m x 2.31m (17'6" x 7'7")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Gas hob with extractor over. Space for tall 'American' style 'fridge / freezer. Plumbing for automatic washing machine. 'Worcester' boiler. Wooden sash window. Upvc double glazed window. ***Rear door to yard.***

BATHROOM

1.82m x 2.33m (5'4" x 7'8")

Bath with mixer shower over, handbasin and wc. Radiator. Upvc double glazed window.

/ continued over

OUTSIDE:

Forecourt. Rear yard.

Stairs from Communal Hall to:

FIRST FLOOR FLAT

Own Door to:

ENTRANCE HALL

Space for tall 'fridge / freezer. Radiator.

OPEN PLAN LIVING / KITCHEN **5.30m x 3.70m** (17'5" x 12'2")

Lounge

'Adams' style fireplace with inset 'coal effect' gas fire (*not working*). Radiator. Upvc double glazed bay window.

Kitchen

Inset stainless steel sink and drainer. Good range of white base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Gas hob with extractor fan over. Plumbing for automatic washing machine. Space for undercounter 'fridge. Wall mounted combination boiler.

BEDROOM ONE **2.81m x 3.58** (9'3" x 11'9")

Radiator. Upvc double glazed window.

Floor plan:



BATHROOM

Bath in white with mixer shower over, handbasin and wc. Radiator. Upvc double glazed window.

BEDROOM TWO

2.31m x 3.30 (7'7" x 11'10")

Radiator. Upvc double glazed window.

Stairs from Communal Hall to:

SECOND FLOOR FLAT

Own Door to:

ENTRANCE HALL

Security entrance phone. Utility cupboard with plumbing for washing machine and provision for tumble dryer.

LOUNGE / KITCHEN AREA

4.67m into bay x 5.30m (15'4" into bay x 17'5")

'New kitchen' comprising modern range base cupboards with new marble worktop over. Matching wall cupboards. Stainless steel sink and drainer. Gas hob with extractor hood over. Built-in electric oven. New gas central heating boiler to radiators. Built-in cupboard. Provision for dishwasher and tall standing 'fridge / freezer. Radiator. Upvc double glazed window.





BATHROOM

2.36m x 2.31m (7'9" x 7'7")

Bath with shower over and screen, handbasin and wc. Radiator. Upvc double glazed window. Recently tiled and new flooring.



BEDROOM ONE

3.66m x 2.87m (12'0" x 9'5")

Radiator. Upvc double glazed window.



EPC Rating:

**FLAT A:
FLAT B:
FLAT C:**

**D.
C.
E.**

Council Tax Band:

**FLAT A:
FLAT B:
FLAT C:**

**A.
A.
A.**



BEDROOM TWO

3.25m x 1.37m (10'8" x 4'6")

Radiator. Upvc double glazed window.

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