



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
 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



'CHEZ NOUS', 3 PRIVATE WALK, FILEY YO14 9JQ



Freehold £425,000

FEATURES

- * **Ideal holiday home.**
- * Unique three bedroom detached house built in the 1930's.
- * Conveniently located for the town centre and beach.
- * **Superb views over the whole of Filey Bay.**
- * Gas central heating.
- * Upvc double glazing to most windows.
- * Genuine Oak panelling throughout the property.
- * Separate dining room.
- * Ensuite shower to main bedroom.
- * Terraced gardens.
- * **EPC Rating: D.**
- * This is a very individual property therefore viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Kitchen.
 Large Separate Dining Room. Utility Room. Boiler Room.

Stairs from Dining Room to:

FIRST FLOOR: Three Bedrooms. Bathroom.

OUTSIDE: Terraced gardens. Store

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

'CHEZ NOUS', 3 PRIVATE WALK, FILEY

Front Door to:

ENTRANCE HALL

Oak panelling. Wall lights. Two feature internal antique leaded windows.

BOILER ROOM

Gas central heating boiler to radiators and domestic hot water. Secondary double glazed window.

KITCHEN

3.20m x 2.59m (10'6" x 8'6")

Inset white sink and drainer. Base cupboards with worktops over. Matching wall units. Electric cooker point. Built-in dresser. Provision for 'fridge. Electric heater. **Upvc double glazed window with sea views.**



LOUNGE

4.26m x 4.16m (14'0" x 13'8")

Living flame gas fire set in attractive original oak surround and inlaid tiles. Oak panelling. Two radiators. **Upvc double glazed window with superb views to the side.** Two upvc double glazed windows to the side. **French doors to the front.**

/ continued over



UTILITY ROOM
2.03m x 1.98m (6'8" x 5'6")

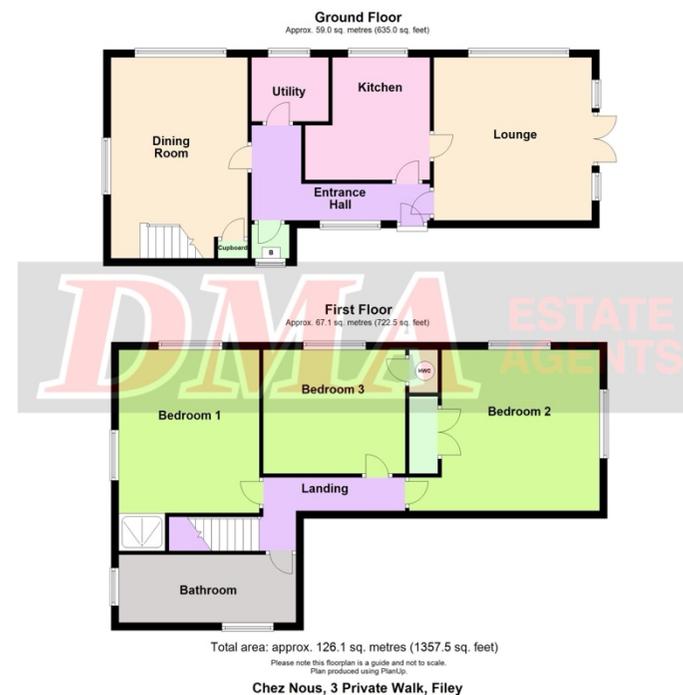
Stainless steel sink and drainer in base cupboard. Wall cupboards. Plumbing for automatic washing machine and dryer. WC. Radiator. Upvc double glazed window.



DINING ROOM
5.25m x 3.60m (17'3" x 11'10")

Oak panelled walls. Understairs cupboard. Radiator. **Front and side upvc double glazed windows with views to the coast.**

Floor Plan:



Council Tax Band D.

DIRECTIONS:

From the DMA office turn left onto Belle Vue Street and continue to the junction with the Crescent. Go straight across the gardens onto the steps. Turn sharp right almost immediately onto Private Walk and 'Chez Nous' is the second property on the left.

Viewing strictly by appointment only through DMA Estate Agents



Stairs to:

FIRST FLOOR:

BEDROOM ONE
3.70m x 5.28m (12'2" x 17'4")

Shower cubicle with electric mixer shower and tiled walls. Oak panelled walls. Radiator. **Upvc double glazed windows with superb views over Filey Bay.** Access to loft via 'Slingsby' ladder (boarded for storage).



BEDROOM TWO

4.34m x 3.70m (14'3" x 12'2")

Excellent range of quality fitted wardrobes. Oak panelled walls. Built-in oak blanket box. Dressing table and bedside cabinet. Radiator. **Two upvc double glazed windows with superb sea views.**



BEDROOM THREE

3.78m x 3.22m (12'5" x 10'7")

Oak panelled walls. Built-in cupboard housing hot water cylinder. Radiator. **Upvc double glazed window with superb sea views.**



BATHROOM

4.72m x 1.77m (15'6" x 5'10")

Bath, handbasin and wc. Towel rail. Tiled walls. Radiator. Two upvc double glazed windows.

OUTSIDE:

Good sized terraced gardens. Large **STORE ROOM.**

