



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.

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ESTABLISHED 1992



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115 MILL MEADOWS LANE, FILEY YO14 0FA



Freehold £264,000

FEATURES

- * Recently completed spacious three bedroom detached house.
- * Located on the popular Mill Meadows Estate.
- * Conveniently situated for Filey's amenities and within walking distance of Glen Gardens and the sea front.
- * **NHBC 10 year warranty (8 years left).**
- * Gas central heating.
- * Upvc double glazing.
- * Modern kitchen and bathroom.
- * Ensuite to master bedroom.
- * South facing rear garden.
- * Drive to garage.
- * **EPC Rating: B.**
- * Viewing very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Cloakroom. Lounge. Kitchen / Diner. Utility Room.
FIRST FLOOR:	Three Bedrooms (one with ensuite). Bathroom.
OUTSIDE:	Front garden. Drive to garage. Enclosed rear garden.

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115 MILL MEADOWS LANE, FILEY

Front Door to:

ENTRANCE HALL

Radiator.



CLOAKROOM

Handbasin and wc. Radiator.
Extractor fan.

KITCHEN / DINER

2.51m x 6.50m (8'3" x 21'4")

Inset stainless steel sink and drainer. Modern shaker style base cupboards with wooden worktops over. Matching wall units. Gas hob with extractor hood over. Built-in eye-level electric oven. Plumbing for dishwasher. Provision for tall 'fridge / freezer. Tiled floor. Radiator. Upvc double glazed windows. **Upvc double glazed door to garden.**



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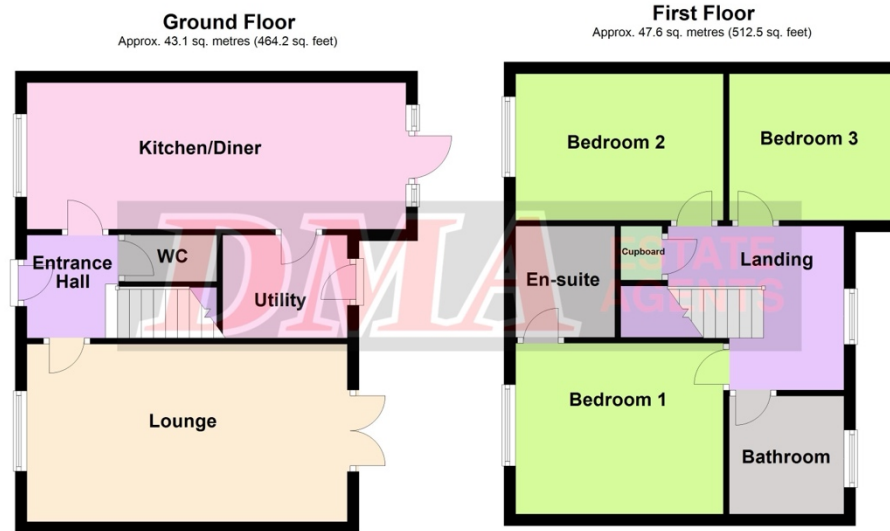


UTILITY ROOM
2.13m x 1.60m (7'0" x 5'3")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboard housing 'Baxi' boiler. Plumbing for automatic washing machine. **Upvc double glazed rear door.**



Floor Plan:



Total area: approx. 90.7 sq. metres (976.7 sq. feet)

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

115 Mill Meadows Lane, Filey

115 Mill Meadows Lane, Filey - continued



LOUNGE
3.04m x 5.48m (10'0" x 18'0")

Two radiators. Upvc double glazed window. **Upvc double glazed patio doors to the garden.**



Council Tax Band D.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the third left turning onto 'Mill Meadows' opposite Filey School. Take the next right onto Mill Meadows Lane. The property is situated off to the right hand side.

FIRST FLOOR:

LANDING

Radiator. Upvc double glazed window. **Loft access.**



Viewing strictly by appointment only through DMA Estate Agents

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BEDROOM ONE

3.09m x 3.55m (10'2" x 11'8")

Radiator. Upvc double glazed window.



ENSUITE

Corner shower cubicle with electric 'Mira' shower. Handbasin and wc. Extractor fan. Chrome towel radiator. Spotlights. Tiled floor. Upvc double glazed window.



BEDROOM TWO

2.74m x 3.42m (9'0" x 11'3")

Radiator. Upvc double glazed window.



BEDROOM THREE

2.74m x 2.74m (9'0" x 9'0")

Radiator. Upvc double glazed window.



BATHROOM

2.13m x 1.90m (7'0" x 6'3")

Bath with mixer shower over and screen. Handbasin and wc. Extractor fan. Chrome towel radiator. Upvc double glazed window.

OUTSIDE:

Front garden. Long drive to **GARAGE 6.09m x 3.17m** (20'0" x 10'5") with electric light and power and up and over door

