



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



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DMA

ESTATE
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21B SOUTHDENE, FILEY YO14 9BB



Freehold £175,000

FEATURES

- * Tastefully decorated spacious two bedroom first floor apartment.
- * Period features including high ceilings, tall skirting boards and original doors and door furniture.
- * Conveniently located for The Crescent, town centre and beach.
- * **Glimpse of the sea from the Lounge.**
- * Deed of covenant in place.
- * Electric heating.
- * New upvc double glazed sash windows.
- * Modern kitchen and bathroom.
- * Bespoke office unit.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.

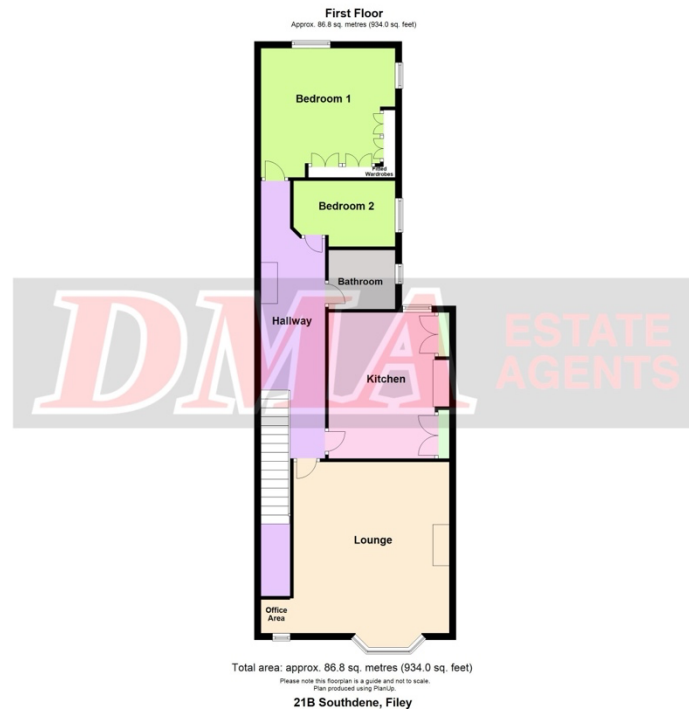
Own front door and stairs to:

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

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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21B SOUTHDENE, FILEY

Floor Plan:



Front Door to:

COMMUNAL ENTRANCE HALL

Own Front Door and Stairs to:

HALLWAY

Half panelled walls. Fitted carpet.
Electric radiator.



LOUNGE

5.18m x 5.53m (17'0" x 18'2")

Marble fire surround. Bespoke built-in cupboards and shelving. Bespoke built-in office unit. Two electric radiators. Upvc double glazed sash window. **Upvc double glazed sash bay window with sea views.**



/ continued over



KITCHEN / DINER

3.65m x 4.41m (12'0" x 14'6")

Inset white sink, vegetable sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Electric induction hob with stainless steel extractor hood over. Built-in electric oven. Integrated dishwasher, automatic washing machine and tall 'fridge / freezer. Two deep built-in cupboards, one containing the water heater and shelving, the other fitted out as a pantry with hand crafted drawers and tiling. Cast iron fireplace. Spotlights. Electric radiator. Upvc double glazed sash window.



BATHROOM

1.98m x 1.77m (6'6" x 5'10")

Bath with mixer shower over and screen. Handbasin and wc in vanity unit with concealed cistern. Upvc double glazed sash window.



BEDROOM ONE

3.96m x 3.91m (13'0" x 12'10")

Extensive range of fitted wardrobes and drawers and dressing table. Panelled wall. Electric radiator. Upvc double glazed sash window.



BEDROOM TWO

2.84m x 2.00m (9'4" x 6'7")

Built-in wardrobes and overhead cupboards. Electric radiator. Upvc double glazed sash window.



TENURE

Freehold

Maintenance Charge:

Approx. £1,000 per annum.

Council Tax Band

A.

DIRECTIONS:

From the DMA office proceed left along Belle Vue Street then left onto West Avenue. Southdene is the third turning on the left. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents