



#### 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**



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# DMA

ESTATE  
AGENTS



3 QUEENS TERRACE, FILEY YO14 9LR



**Freehold £155,000**

#### FEATURES

- \* **Ideal for first time buyer or second home.**
- \* Two bedroom Victorian town house.
- \* Located within easy access of Filey's town centre and most amenities.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Utility room with wc.
- \* Separate wc.
- \* Rear Porch.
- \* Loft room.
- \* Rear yard.
- \* **Sold with no onward chain.**
- \* Viewing is recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Entrance Vestibule. Entrance Hall. Lounge. Dining Room. Kitchen. Utility Room. Rear Porch.
FIRST FLOOR:	Two Bedrooms. Wet Room. Separate wc.
OUTSIDE:	Forecourt. Rear yard.

**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:***



**Council Tax Band      B.**

**DIRECTIONS:**

From the DMA office follow the one-way system round turning left onto Station Avenue and then right at the roundabout. At the mini-roundabout turn sharp left onto West Road and then right into Queens Terrace. The property is located on the left hand side.

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

3 Queens Terrace, Filey - continued

### BEDROOM ONE

**4.01m x 3.20m** (13'2" x 10'6")

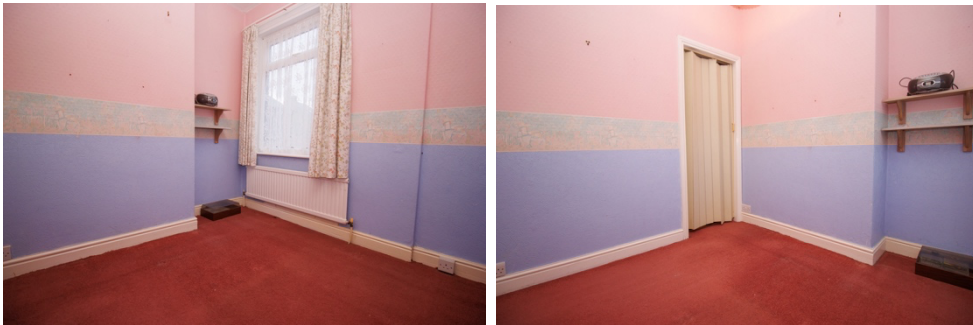
Two radiators. Two upvc double glazed windows.



### BEDROOM TWO

**2.46m x 2.36m** (8'1" x 7'9")

Radiator and upvc double glazed window. Understairs cupboard.



**Stairs to:**

### ATTIC ROOM

'Velux' window.

### OUTSIDE:

Front forecourt. Rear yard. **BRICK STORE. SHED.**



3 QUEENS TERRACE, FILEY

**Upvc Front Door to:**

### ENTRANCE VESTIBULE

### ENTRANCE HALL

Radiator.



### LOUNGE

**3.96m x 2.90m** (13'0" x 9'6")

Electric stove effect fire in surround. Radiator. Upvc double glazed bay window.



/ continued over

## Archway to:

### DINING ROOM

**3.45m x 2.90m** (11'4" x 9'6")

Built-in cupboards. Understairs cupboard. Radiator. Upvc double glazed window.



### KITCHEN

**3.61m x 2.24m** (11'10" x 7'4")

Inset white sink, vegetable sink and drainer. Good range of base cupboards with worktops over. Matching wall cupboards. Gas cooker point. Built-in cupboard. Radiator. Upvc double glazed window.



### SEPARATE WC

Radiator. Upvc double glazed window.



### UTILITY ROOM / WC

**2.61m x 2.10m** (8'7" x 6'11")

Plumbing for automatic washing machine. Radiator. Two upvc double glazed windows.



### REAR PORCH

**2.61m x 1.34m** (6'7" x 4'5")

Located off the kitchen with light and power. Upvc double glazed window. **Upvc rear door.**

## FIRST FLOOR:

### WET ROOM

**2.13m x 2.33m** (7'0" x 7'8")

Electric shower. Handbasin in vanity unit. Cupboard housing combination boiler. Radiator. Upvc double glazed window.

