



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



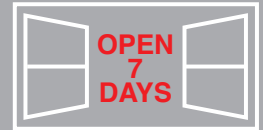
Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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.

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3 QUEENS TERRACE, FILEY YO14 9LR



Freehold £155,000

FEATURES

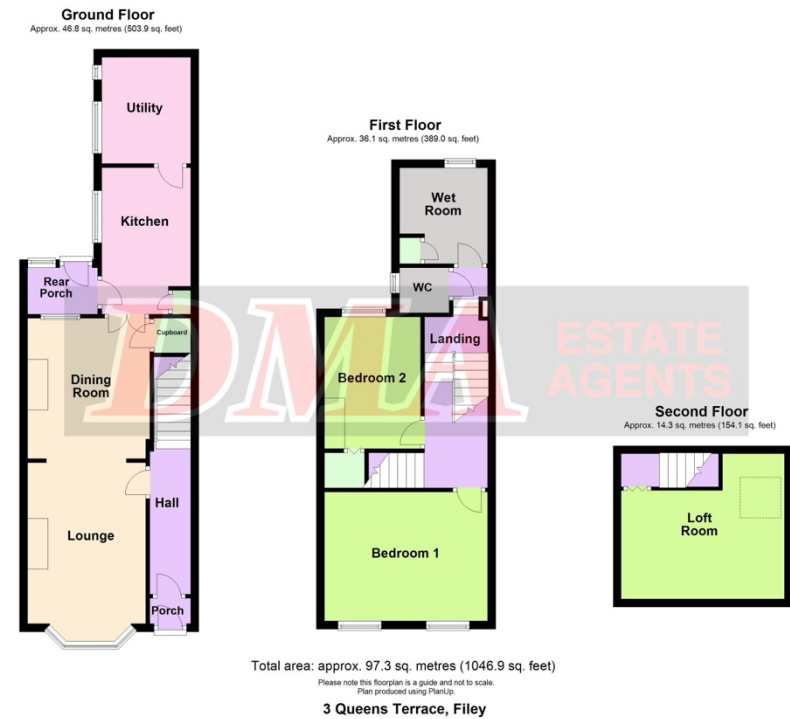
- * **Ideal for first time buyer or second home.**
- * Two bedroom Victorian town house.
- * Located within easy access of Filey's town centre and most amenities.
- * Gas central heating.
- * Upvc double glazing.
- * Utility room with wc.
- * Separate wc.
- * Rear Porch.
- * Loft room.
- * Rear yard.
- * **EPC Rating: D.**
- * **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 / 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.

