



#### 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



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[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 Offers Over £150,000

#### FEATURES

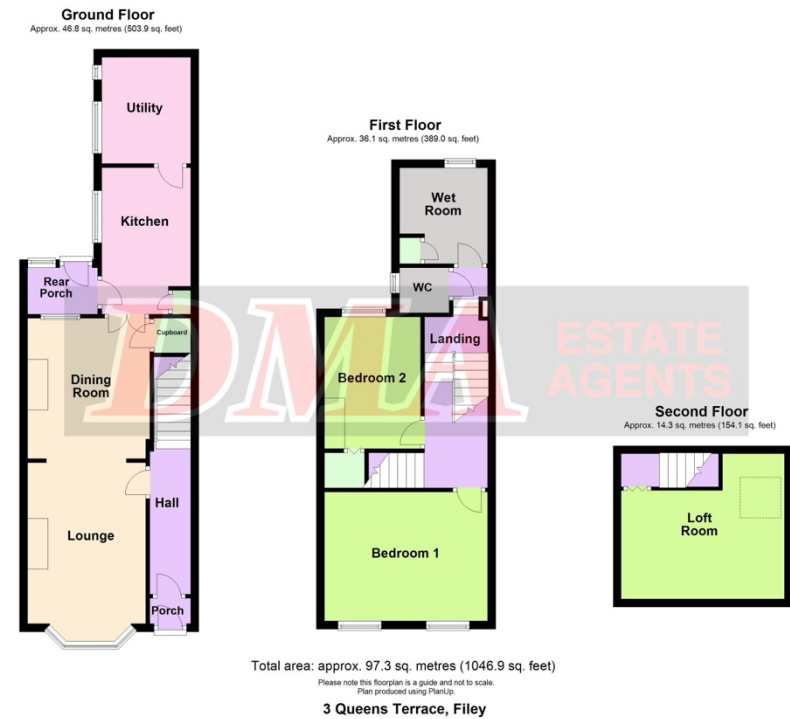
- \* Ideal for first time buyer or second home.
- \* Two bedroom Victorian town house.
- \* Located within easy access of Filey's town centre and most amenities.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Utility room with wc.
- \* Separate wc.
- \* Rear Porch.
- \* Loft room.
- \* Rear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

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***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**

## 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.**



**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.



**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.



## 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.



### 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.



### BEDROOM ONE

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

Two radiators. Two upvc double glazed windows.

*/ continued over*