



### 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  
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**DMA** ESTATE  
AGENTS

COMMERCIAL  
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Proprietors: David Mansfield ATTON FNAEA.

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[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE  
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15 QUEENS TERRACE, FILEY YO14 9LR



Freehold £210,000

### FEATURES

- \* Ideal family home.
- \* Three bedroom mid terrace house.
- \* Located in a cul-de-sac close to town centre and most amenities.
- \* Upvc double glazed windows.
- \* Gas central heating.
- \* Modern extended dining kitchen and bathroom.
- \* Downstairs wc.
- \* Enclosed rear garden.
- \* **EPC Rating: C.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Kitchen / Diner. WC.  
 FIRST FLOOR: Three Bedrooms. Bathroom.  
 OUTSIDE: Front garden. Enclosed rear garden.

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15 QUEENS TERRACE, FILEY

***Upvc Front Door to:***

**ENTRANCE HALL**

Understairs cupboard. Radiator. Upvc double glazed window.



**LOUNGE**

**3.86m x 3.65m (12'8" x 12'0")**

Log effect 'living flame' gas fire in feature fireplace. Two radiators. Upvc double glazed bay window.



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## OPEN PLAN DINING KITCHEN

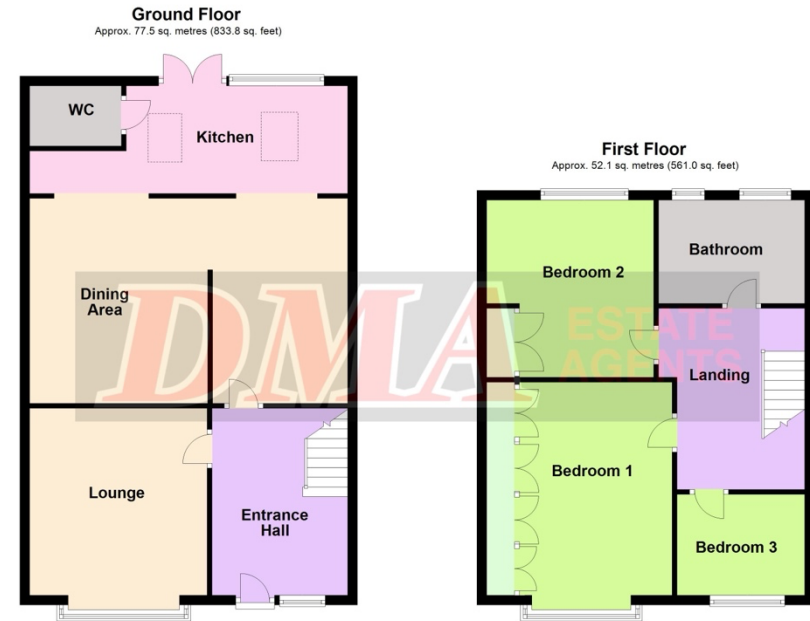
5.48m x 6.55m (18'0" x 21'6")

### Kitchen Area

Inset stainless steel sink and drainer. Modern high gloss base cupboards with wood effect worktops over. Matching wall cupboards. Induction hob with extractor hood over. Built-in electric oven. Large built-in American style 'fridge / freezer. Integrated pull out chest freezer. Fitted tumble dryer. Plumbing for automatic washing machine and dishwasher. Spotlights. Two skylights. Tall modern ladder radiator. Concealed under plinth lighting. Upvc double glazed window. **Upvc double glazed doors to garden.**



## Floor Plan:



Total area: approx. 129.6 sq. metres (1394.8 sq. feet)

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

15 Queens Terrace, Filey

### Dining Area

Office area with fitted desk and units. Fitted dresser. Radiator. Spotlights.



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 right hand side.

### CLOAKROOM

Handbasin in vanity unit and wc.  
Electric radiator. Upvc double glazed window.



### FIRST FLOOR:



### LANDING

*Loft access.*

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

**BATHROOM**

**2.48m x 2.13m** (8'2" x 7'0")

Accessible walk-in bath. Shower cubicle with rain shower. Handbasin in vanity unit and wc. Cupboard housing wall mounted boiler. Radiator. Two upvc double glazed windows.



**BEDROOM TWO**

**3.65m x 2.94m** (12'0" x 9'8")

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



**BEDROOM THREE**

**2.08m x 2.64m** (6'10" x 8'8")

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

**BEDROOM ONE**

**4.39m x 3.35m** (14'5" x 11'0")

Built-in wardrobes and drawers. Wall lights. Radiator. Upvc double glazed window.



**OUTSIDE:**

Front garden with low front wall. Enclosed rear garden. **SHED.**

