



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 AGENTS



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.
- * 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

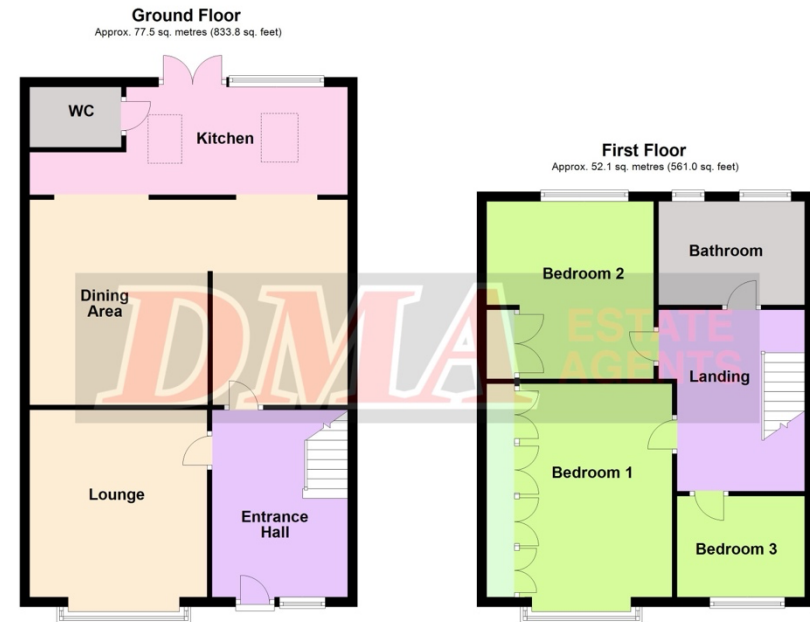
5.48m x 6.55m (18'0" x 21'6")

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 and microwave. 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.



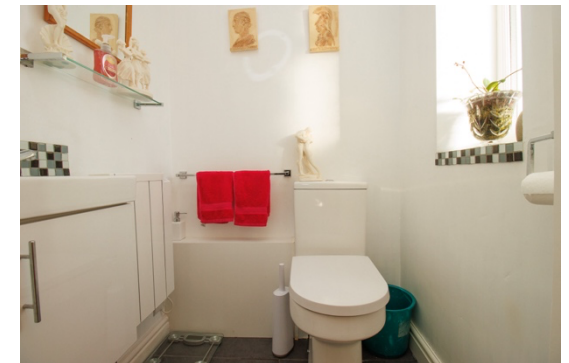
Council Tax Band **B.**

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.**

