



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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Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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73A WEST AVENUE, FILEY YO14 9AX



Freehold £135,000

FEATURES

- * Well presented one bedroom ground floor apartment.
- * **Sold fully furnished.**
- * Conveniently located for the town centre and most amenities.
- * A formal deed of covenant is in place.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern kitchen and shower room.
- * Conservatory / Dining Room.
- * Enclosed rear courtyard.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is very highly recommended.

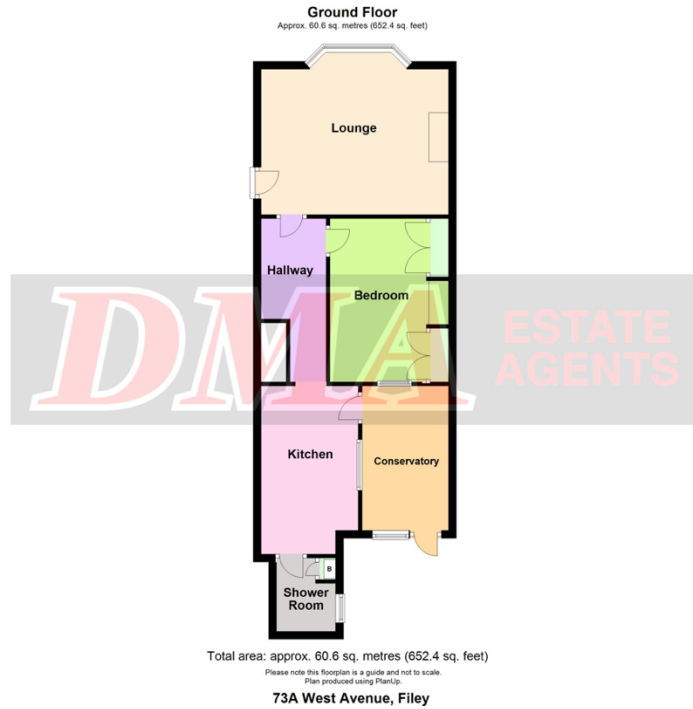
ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Front Door to Communal Entrance Hall.
Own Door to Lounge. Kitchen. Bedroom. Shower Room.
Conservatory / Dining Room

OUTSIDE: Front Forecourt. Rear courtyard.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



73A WEST AVENUE, FILEY

Upvc Front Door to COMMUNAL ENTRANCE HALL

Fitted coats cupboard. Radiator.

Own Door to:

HALLWAY

Radiator.

LOUNGE
4.06m x 3.71m (13'4" x 12'2")

Gas fire in attractive surround with tiled hearth. Radiator. Upvc double glazed bay window.



BEDROOM
3.86m x 2.95m (13'8" x 9'8")

Feature fireplace. Fitted cupboards. Radiator.

/ continued over

KITCHEN

4.29m x 2.41m (14'1" x 7'1")

Inset white sink, vegetable sink and drainer. Modern wall cupboards with worktops over. Matching wall cupboards. Gas hob with extractor hood over. Built-in electric oven. Integrated 'fridge / freezer and dishwasher. Plumbing for automatic washing machine. Large walk-in understairs cupboard. Tiled floor. Radiator. Upvc double glazed window.



Door to:

CONSERVATORY / DINING ROOM 3.71m x 3.33m (12'2" x 10'11")

Radiator. Upvc double glazed window. **Upvc double glazed rear door to courtyard.**



SHOWER ROOM

Corner shower cubicle with mixer shower. Handbasin in vanity unit and wc with concealed cistern. Large cupboard housing combination boiler. Tiled floor. Chrome ladder radiator. Upvc double glazed window.



OUTSIDE:

Front forecourt. Rear courtyard. **LARGE BRICK STORE.**



Council Tax Band A.

DIRECTIONS:

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents