



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
ESTABLISHED 1992



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DMA

ESTATE
AGENTS



FLAT 2, 3 CLAREMONT, FILEY YO14 9AT



Leasehold £105,000

FEATURES

- * Ideal for first time buyer.
- * Two bedroom first floor apartment.
- * Conveniently located in Filey's town centre for most amenities.
- * Gas central heating.
- * Upvc double glazing.
- * Modern kitchen and bathroom.
- * Sold with no onward chain.
- * EPC Rating: C.
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.

Stairs to:

FIRST FLOOR: Own Front Door. Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.

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FLAT 2, 3 CLAREMONT, FILEY

Front Door to COMMUNAL ENTRANCE HALL

Stairs to:

Own Front Door:

ENTRANCE HALL

Upvc double glazed window.

KITCHEN

1.65m x 3.09m (5'5" x 10'2")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards over. Gas cooker point. Plumbing for automatic washing machine. Space for tall 'fridge / freezer. Wall mounted boiler. Radiator. Upvc double glazed window.



BATHROOM

2.18m x 1.65m (7'2" x 5'5")

Bath with 'Triton' shower over. Handbasin and wc. Radiator. Upvc double glazed window.

/ continued over

LOUNGE
4.03m x 2.99m (13'9" x 9'10")

Inset 'pebble effect' electric fire in feature fireplace. Radiator. Upvc double glazed window.



BEDROOM TWO
2.46m x 4.21m (8'1" x 13'10")

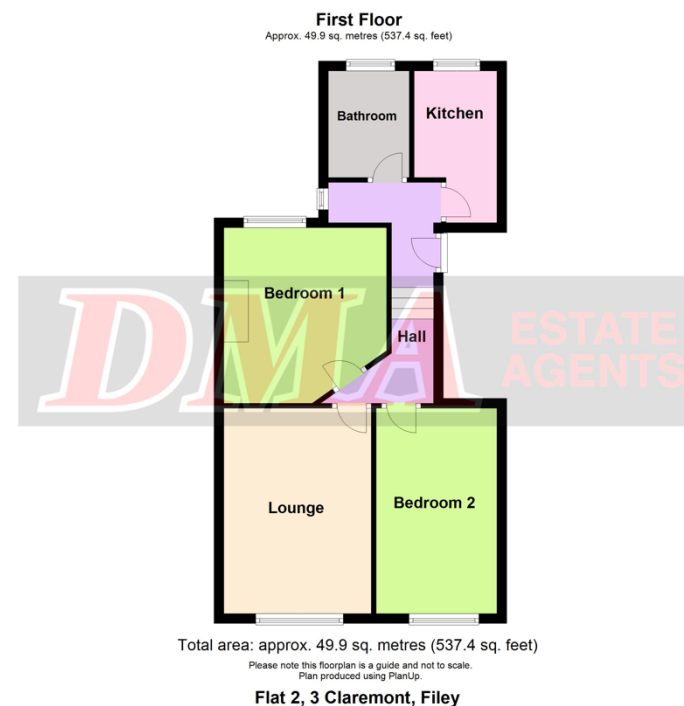
Radiator. Upvc double glazed window.

BEDROOM ONE **3.45m x 3.56m** (11'4" x 11'9")

Radiator. Upvc double glazed window.



Floor Plan:



Council Tax Band **A.**

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Turn right at the roundabout onto Station Road then take the second turning on the right onto Cromwell Avenue. The property is located facing you at the top of the cul-de-sac.

Viewing strictly by appointment only through DMA Estate Agents