



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

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AGENTS

COMMERCIAL
SALES



Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

www.dmaestateagents.co.uk

ESTABLISHED 1992



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3D MELVILLE TERRACE, FILEY YO14 9JT



Freehold £69,000

FEATURES

- * **Ideal investment opportunity.**
- * Two bedroom top floor apartment.
- * **In need of some renovation and priced accordingly.**
- * Conveniently located close to The Crescent Gardens, beach and Glenn Gardens.
- * Upvc double glazing.
- * Communal yard.
- * **Sold with no onward chain.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

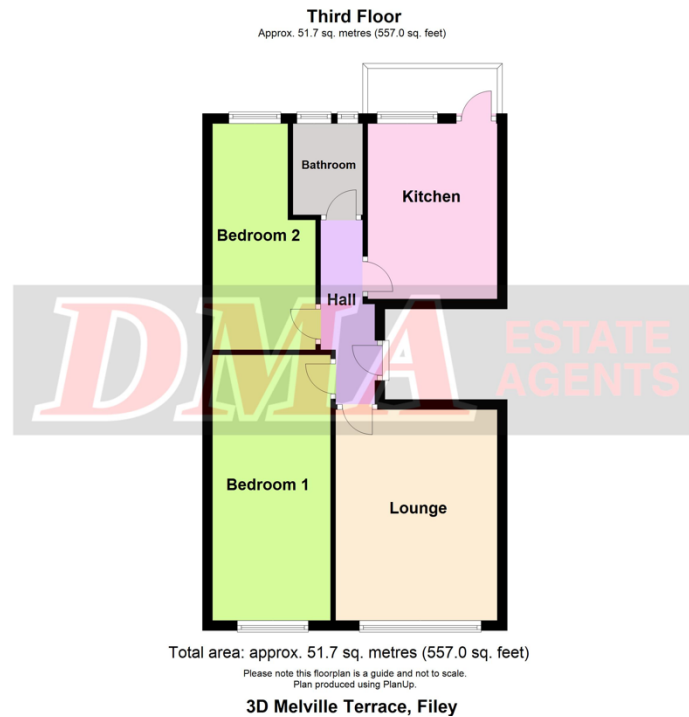
GROUND FLOOR: Front Door to Communal Entrance Hall

Stairs to:

THIRD FLOOR: Own Front Door to Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Council Tax Band A.

TENURE: Freehold all owners own a share of the freehold.
Maintenance agreement in place.
Maintenance Charge - Approx. £1,000 pa (inc building ins)

DIRECTIONS:

From the DMA turn left and continue along Belle Vue Street. Turn left onto West Avenue towards the Golf Club. Take the fourth turning on the left onto Southdene and turn right at the end of Southdene onto South Crescent Road. Melville Terrace is the first turning on the left and the property is located on the left hand side.

Front Door to:

COMMUNAL ENTRANCE HALL

Stairs to:

Own Front Door to:

ENTRANCE HALL

LOUNGE

4.21m x 3.22m (13'10" x 10'7")

Electric 'coal effect' fire in wooden surround. Built-in shelves. **Upvc double glazed side window with glimpse of the sea.**



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

BEDROOM ONE

5.30m x 2.36m (17'5" x 7'9")

Handbasin. Fitted wardrobes, dressing table and drawers. Upvc double glazed window.



BEDROOM TWO

4.52m x 1.77m (14'10" x 5'10")

Handbasin. Fitted wardrobes.
Upvc double glazed window.



BATHROOM

1.39m x 1.82m (4'7" x 6'0")

Small bath and wc. Two upvc double glazed windows.

KITCHEN

3.50m x 2.59m (11'6" x 8'6")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall units. Tall cupboard housing hot water tank. Built-in cupboard. Electric cooker point. Fixed bench. Plumbing for automatic washing machine. Provision for 'fridge. Upvc double glazed window. **Upvc double glazed door to fire escape.**



OUTSIDE:

Communal yard.