



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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10 WEST VALE, FILEY YO14 9AY



Freehold £155,000

FEATURES

- * Recently renovated to a high standard.
- * Two bed end terrace bungalow.
- * Located on a small development in the centre of Filey.
- * Convenient for most amenities.
- * Upvc double glazing.
- * Modern kitchen and shower room.
- * Enclosed private front courtyard and rear garden.
- * Parking.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

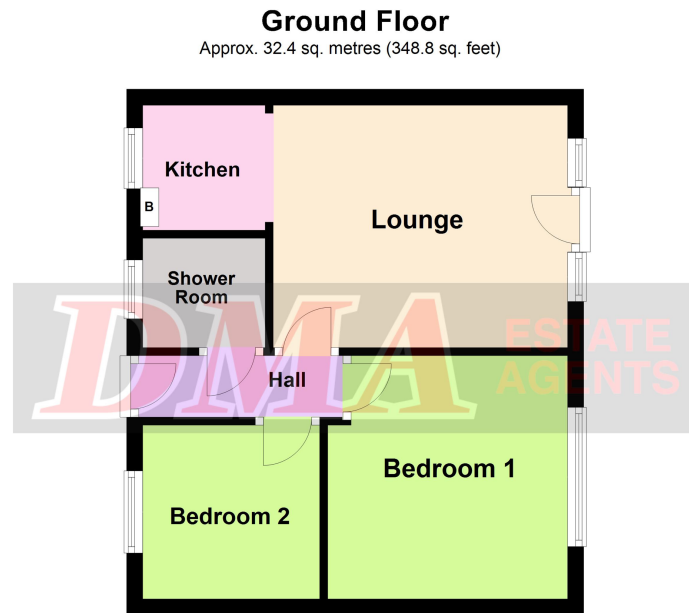
INTERNAL:	Composite Front Door to Hall. Lounge. Kitchenette. Two Bedrooms. Shower Room
OUTSIDE:	Enclosed private front courtyard and rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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10 WEST VALE, FILEY

Composite Rear Door to:

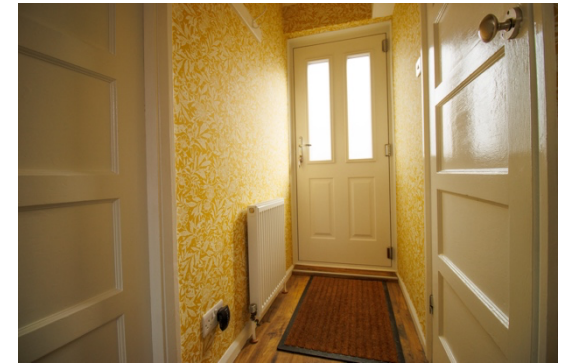
FLOOR PLAN:



Total area: approx. 32.4 sq. metres (348.8 sq. feet)
10 West Vale, Filey

ENTRANCE HALL

Radiator.



LOUNGE
3.65m x 3.02m (12'0" x 9'11")

Electric fire. Radiator. Two upvc double glazed windows. Upvc double glazed front door.



/ continued over



KITCHENETTE

Excellent range of new base cupboards with worktops over. Matching wall units. Wall mounted combination boiler. Two ring induction hob with extractor hood over. Built-in electric oven. Plumbing for automatic washing machine. Upvc double glazed window.

BEDROOM ONE 3.60m x 2.15m (11'10" x 7'1")

Radiator. Upvc double glazed window.



BEDROOM TWO 2.20m x 2.15m (7'3" x 7'1")

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

SHOWER ROOM

Shower cubicle with mixer shower and screen. Handbasin and wc. Radiator. Tiled walls. Upvc double glazed window.



OUTSIDE:

East facing enclosed rear yard. West facing front garden. Off road parking to the side.



Council Tax Band A.

DIRECTIONS:

From the DMA office turn left and proceed to West Avenue. Turn left and West Vale is the first turning on the right just before the church. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents