



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



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DMA

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1A VICTORIA AVENUE, FILEY YO14 9AN



Leasehold £115,000

FEATURES

- * Ideal for first time buyers or retirement.
- * Two bedroom ground floor flat.
- * Conveniently located for the town centre and most amenities.
- * Kitchen/Diner.
- * Upvc double glazed windows.
- * Gas central heating.
- * Sold with no onward chain.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Kitchen / Diner.
Utility Room. Two Bedrooms. Bathroom.

OUTSIDE: Forecourt.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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1A VICTORIA AVENUE, FILEY

Front Door to:

ENTRANCE HALL

Radiator. Two cupboards.

LOUNGE

4.52m x 3.84m (14'10" x 12'7")

Gas fire in feature surround and hearth. Wall lights. Radiator. Upvc double glazed side window. Upvc double glazed bay window.



KITCHEN / DINER

5.91m x 3.32m (19'5" x 10'11")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall units. Inset electric oven. Electric hob with extractor hood over. Provision for 'fridge. Radiator. Upvc double glazed window.



/ continued over

UTILITY AREA

1.09m x 2.00m (3'7" x 6'7")

Plumbing for automatic washing machine. Combination boiler.

BEDROOM ONE

4.01m x 2.44m (13'2" x 8'0")

Radiator. Upvc double glazed window.



BEDROOM TWO

4.01m x 3.35m (13'2" x 11'0")

Radiator. Upvc double glazed window.



BATHROOM

Bath with shower over. Handbasin and wc. Tiled walls. Extractor fan. Upvc double glazed window.

OUTSIDE:

Forecourt.

FLOOR PLAN:



Council Tax Band

A.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue and right at the roundabout onto Station Road. At the mini-roundabout turn sharp left onto West Road and Victoria Avenue is the second turning on the left. The property is located immediately on the left hand side

Viewing strictly by appointment only through DMA Estate Agents