



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.

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Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

www.dmaestateagents.co.uk

ESTABLISHED 1992



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22 WEST ROAD, FILEY YO14 9LP



Freehold £280,000

FEATURES

- * Spacious family sized five / six bedroom end terrace house.
- * Conveniently located for the town centre and most amenities.
- * Tastefully decorated throughout.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Fully re-wired.
- * Two reception rooms.
- * Three bathrooms.
- * Rear yard.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Porch. Entrance Hall. Lounge. Dining Room. Kitchen. Study. Shower Room.

FIRST FLOOR: Master Bedroom *steps down to* Dressing Room. Ensuite Shower Room. Bedroom. Bathroom.

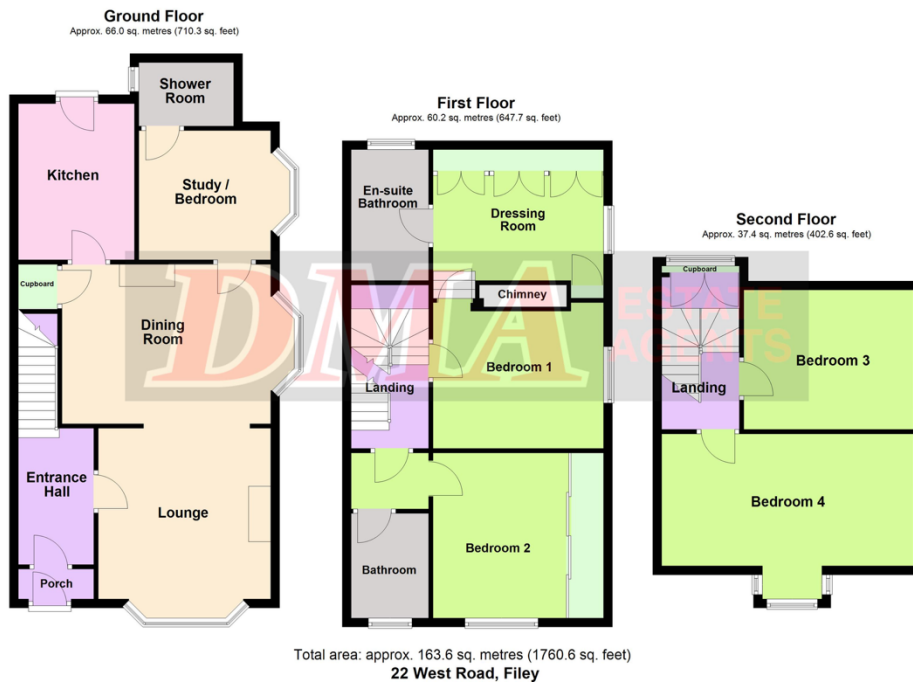
SECOND FLOOR: Further Two Bedrooms.

OUTSIDE: Front and side forecourt. Rear yard.

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22 WEST ROAD, FILEY

Floor Plan:



Front Door to:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

'Karndean' flooring. Radiator.



LOUNGE

3.83m x 3.88m (12'7" x 12'9")

Feature fireplace with gas stove effect fire. 'Karndean' flooring. Radiator. Upvc double glazed bay window.



/ continued over

Archway to:

DINING ROOM

3.22m x 5.28m into bay (10'7" x 17'4" into bay)

Understairs cupboard. 'Karndean' flooring. Radiator. Upvc double glazed bay window.



KITCHEN

3.53m x 2.69m (11'7" x 8'10")

Inset double stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Built-in electric double oven. Inset electric hob with extractor hood over. Integrated tall 'fridge / freezer, washing machine and dishwasher. Spotlights. Tiled floor. **Upvc rear door.**



OUTSIDE:

Front and side forecourt. Rear yard. **BIN STORE.**



Council Tax Band

C.

DIRECTIONS:

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

Viewing strictly by appointment only through DMA Estate Agents

SECOND FLOOR:

HALF LANDING

Large cupboard. Upvc double glazed window.

Stairs to:

LANDING

Radiator.



BEDROOM THREE **5.05m x 2.92m (16'7" x 9'7")**

Built-in wardrobes. Radiator. Upvc double glazed box bay window.

BEDROOM FOUR **3.71m x 3.33m (12'2" x 10'11")**

Fitted cupboards. Radiator. Upvc double glazed window.



STUDY / BEDROOM

2.92m x 3.22m into bay (9'7" x 10'7" into bay)

Fitted cupboards. 'Karndean' flooring. Radiator. Upvc double glazed bay window.



SHOWER ROOM

Quadrant shower cubicle with electric shower. Handbasin and wc in vanity unit. Tiled floor. Spotlights. Radiator. Upvc double glazed window.



FIRST FLOOR:

LANDING

Radiator.

BEDROOM ONE

3.37m x 3.30m (11'1" x 10'10")

Radiator. Upvc double glazed window.



Door and Steps down to:

DRESSING ROOM

3.45m x 2.36m (11'4" x 7'9")

Built-in wardrobes. Cupboard housing gas combination boiler. Radiator. Upvc double glazed window.



Door to:

ENSUITE

2.94m x 1.72m (9'8" x 5'8")

Large double walk-in shower cubicle with rain shower. Handbasin and wc in vanity unit. Tall white modern radiator. Spotlights. Upvc double glazed window.



BEDROOM TWO

3.86m x 2.76m (12'8" x 9'1")

Built-in mirrored wardrobes. Wall lights. Radiator. Upvc double glazed window.



ENSUITE

1.72m x 2.36m (5'8" x 7'9")

'P' shaped bath with rain shower over. Handbasin and wc in vanity unit. Tiled floor. Chrome towel radiator. Spotlights. Upvc double glazed window.

