



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.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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16 RAVINE TOP, FILEY YO14 9HA



Freehold £190,000

FEATURES

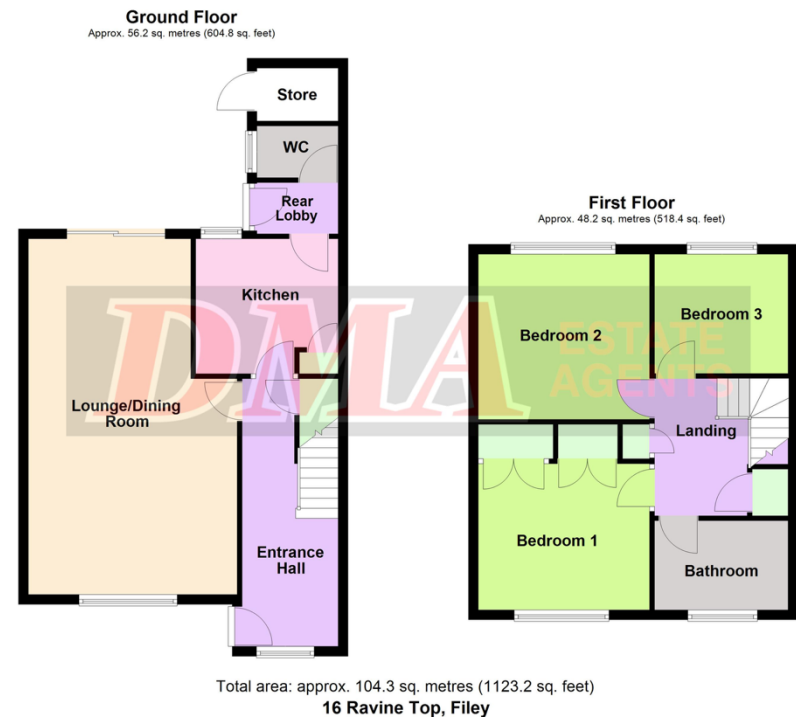
- * **Ideal family home.**
- * Spacious three bedroom semi-detached house tastefully decorated throughout and modernised comprising new windows, doors, cavity wall insulation and boiler.
- * Located within easy reach of the town centre and beach.
- * Gas central heating.
- * Upvc double glazing.
- * Ground floor WC.
- * Gardens to the front and rear.
- * **Sold with no onward chain.**
- * **EPC rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Large Entrance Hall. Lounge / Dining Room. Kitchen. Rear Lobby. Separate WC.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Small enclosed garden front and rear.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



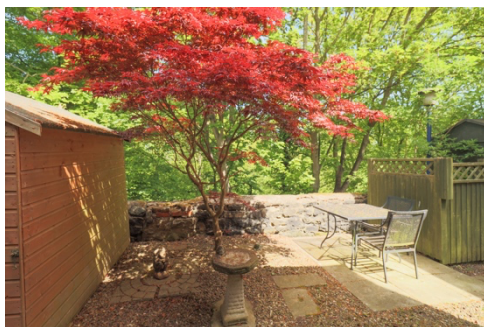
BATHROOM
2.26m x 1.77m (7'0" x 5'10")

Bath with rain shower over and screen. Handbasin and wc. Radiator. Upvc double glazed window.



OUTSIDE:

Gardens front and rear.



Council Tax Band **B.**

DIRECTIONS:

From the DMA office turn left and continue onto Belle Vue Crescent. Follow the one-way system turning left onto Station Avenue and then first left onto Union Street. At the end of Union Street turn left onto Mitford Street and immediately right onto Providence Place. Go straight across Queen Street at the end of Providence Place and Ravine Top is located to the rear of Queen Street.

Viewing strictly by appointment only through DMA Estate Agents

16 RAVINE TOP, FILEY

Upvc Front Door to:

LARGE ENTRANCE HALL

Understairs cupboard. Radiator. Upvc double glazed window.



DINING LOUNGE
7.24m x 3.81m narrowing to 3.05m
(23'9" x 12'6" narrowing to 10'0")

'Living Flame' gas fire in marble effect surround with back and hearth. Radiator. Upvc double glazed window. **Upvc double glazed patio doors to the garden.**



/ continued over

KITCHEN

2.90m x 2.74m (9'6" x 9'0")

Inset stainless steel sink and drainer. Base cupboards with worktops. Matching wall cupboards. Built-in storage cupboard. Built-in double eye-level oven. Gas hob with extractor hood over. Plumbing for automatic washing machine. Provision for 'fridge. Radiator. Upvc double glazed window.



REAR LOBBY

Radiator. **Upvc rear door.**

SEPARATE WC

1.04m x 1.98m (3'5" x 5'6")

Handbasin. Upvc double glazed window.



FIRST FLOOR:

LANDING

Two storage cupboards.

BEDROOM ONE

2.94m x 3.63m (9'8" x 11'11")

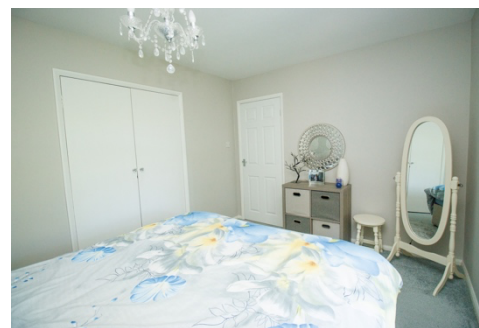
Radiator. Upvc double glazed window.



BEDROOM TWO

3.50m x 3.02m (11'6" x 9'11")

Built-in wardrobes. Built-in cupboard housing central heating boiler. Radiator. Upvc double glazed window.



BEDROOM THREE

2.79m x 2.51m (9'2" x 8'3")

Radiator. Upvc double glazed window.

