



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



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



20 GRANGE AVENUE, FILEY YO14 0AR



Freehold £195,000

FEATURES

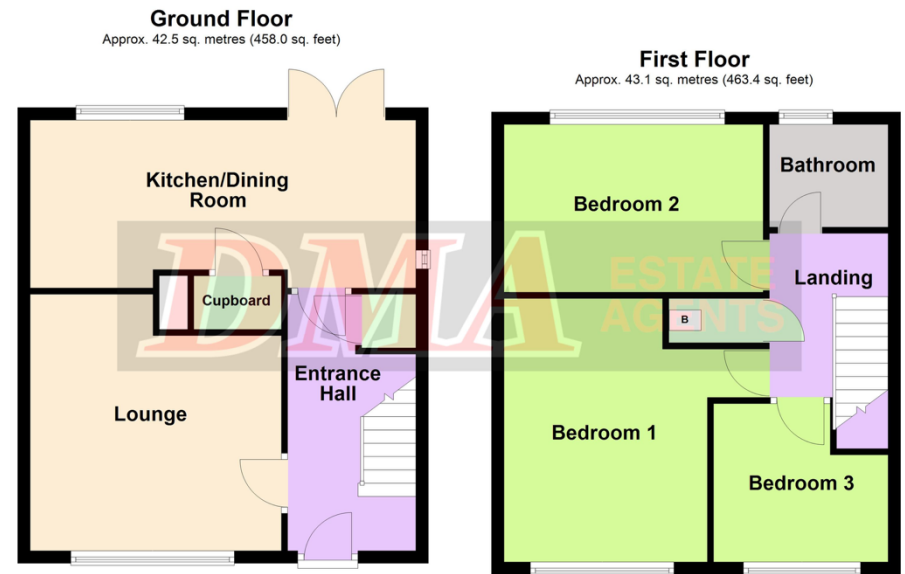
- * **Ideal family house.**
- * Three bedroom semi-detached house.
- * Conveniently located for the local infant and senior schools.
- * Gas central heating.
- * Upvc double glazing.
- * Large dining kitchen.
- * Good size rear garden.
- * Outside WC.
- * Off road parking.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Dining Kitchen.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Front garden. Long rear garden. Off road parking.

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

Floor Plan:



Total area: approx. 85.6 sq. metres (921.4 sq. feet)

20 Grange Avenue, Filey

20 Grange Avenue, Filey - continued

OUTSIDE:

Front garden. Off road parking. Long rear garden. **STORE with wc.**



Council Tax Band **B.**

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing. Grange Avenue is the second turning on the left and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

20 GRANGE AVENUE, FILEY

Front Door to:

ENTRANCE HALL

Radiator.



LOUNGE 4.11m x 4.01m (13'6" x 13'2")

Gas fire set in attractive oak style surround with marble hearth. Radiator. Upvc double glazed window.



/ continued over

DINING KITCHEN

6.17m x 2.69m (20'3" x 8'10")

Inset stainless steel sink, vegetable sink and drainer. Good range of base cupboards with worktops over. Matching wall units. Electric hob with extractor hood over. Built-in oven. Provision for large 'America' style fridge freezer. Plumbing for automatic washing machine and provision for dryer. Understairs cupboard. Radiator. Spotlights. Upvc double glazed window. **Upvc double glazed patio doors to the garden.**



FIRST FLOOR:

LANDING

Cupboard housing gas combination boiler. **Loft access.**

BEDROOM ONE

4.11m x 3.25m (13'6" x 10'8")

Radiator. Upvc double glazed window.



BEDROOM TWO

4.11m x 2.69m (13'6" x 8'10")

Radiator. Upvc double glazed window.



BEDROOM THREE

2.89m x 2.54m (9'6" x 8'4")

Radiator. Upvc double glazed window.



BATHROOM

Large walk-in shower cubicle. Handbasin in vanity unit and wc. Chrome towel radiator. Upvc double glazed window.