



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
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12 ASH ROAD, FILEY YO14 9LY



Freehold £189,950

FEATURES

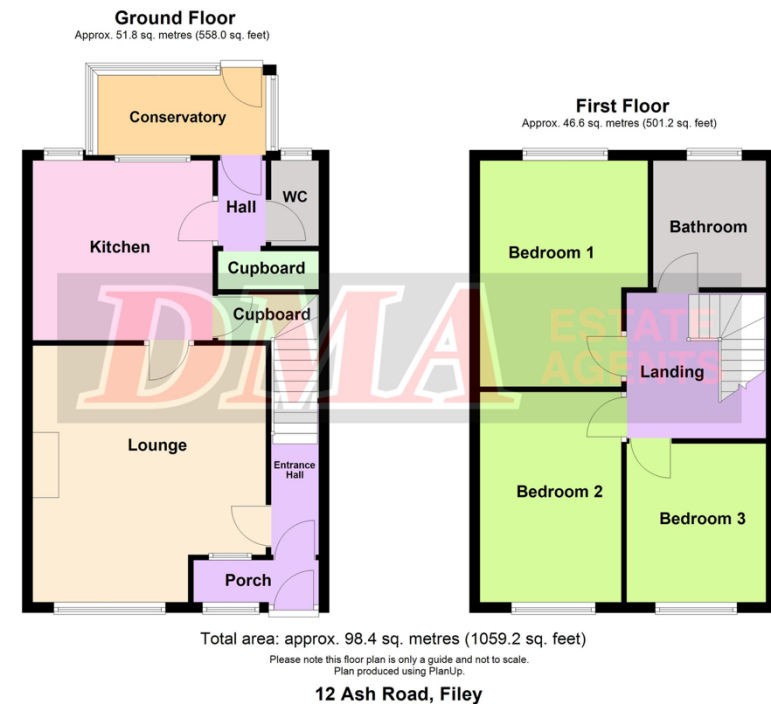
- * **Ideal family home.**
- * Spacious three bedroom end terrace house.
- * Located close to town centre and convenient for most amenities.
- * Upvc double glazing.
- * Gas central heating.
- * Downstairs WC.
- * Conservatory.
- * Driveway to garage with ample parking for two vehicles.
- * Enclosed rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Porch. Door to Entrance Hall. Lounge. Kitchen. Separate WC. Conservatory.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Front garden. Driveway to Garage. Enclosed rear garden.

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

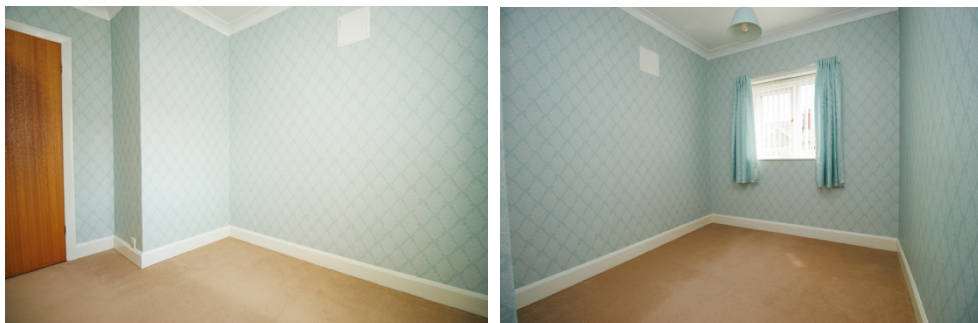


12 Ash Road, Filey - continued

BEDROOM THREE

3.05m x 2.29m (10'0" x 7'6")

Upvc double glazed window.



OUTSIDE:

Front garden. Drive to detached **GARAGE**. Enclosed rear garden. Timber **SHED**.



Council Tax Band **B.**

DIRECTIONS:

From the DMA office follow the road to Scarborough going straight on at the mini-roundabout and turning left at the next roundabout on Scarborough Road. Ash Road is the third turning on the left and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

12 ASH ROAD, FILEY

Upvc Front Door to:

ENTRANCE PORCH

Upvc double glazed window.



ENTRANCE HALL

Electric 'Fischer' radiator.

LOUNGE

4.47m x 4.93m (14'8" x 16'2")

Gas 'living flame' fire with marble back and hearth. Wall lights. Radiator. Two upvc double glazed windows.



/ continued over

KITCHEN

3.50m x 3.45m (11'6" x 11'4")

Inset dark green sink, vegetable sink and drainer. Oak finished base units with worktops over. Matching wall cupboards. Inset gas hob. Extractor hood over. Built-in electric oven. PANTRY housing the gas combination boiler. Two upvc double glazed windows.



SEPARATE WC



CONSERVATORY

3.23m x 1.52m (10'7" x 5'0")

Spotlights. Upvc double glazed windows. Upvc double glazed door.

BATHROOM

1.90m x 1.75m (6'3" x 5'9")

Bath with shower over. Handbasin and wc. Electric chrome ladder towel radiator.



BEDROOM ONE

4.04m x 2.82m (13'3" x 9'3")

Fitted wardrobes. Electric 'Fischer' radiator. Upvc double glazed window.



BEDROOM TWO

3.53m x 3.50m (11'7" x 11'6")

Fitted wardrobes. Electric 'Fisher' radiator. Upvc double glazed window.

