



#### 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



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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



21 CARLTON ROAD, FILEY YO14 9AW



Leasehold £120,000

#### FEATURES

- \* Two bedroom ground floor apartment.
- \* Located close to Filey's town centre.
- \* Electric heating.
- \* Upvc double glazing.
- \* Modern kitchen and shower room.
- \* Enclosed rear garden.
- \* Allocated parking space.
- \* Viewing is recommended.

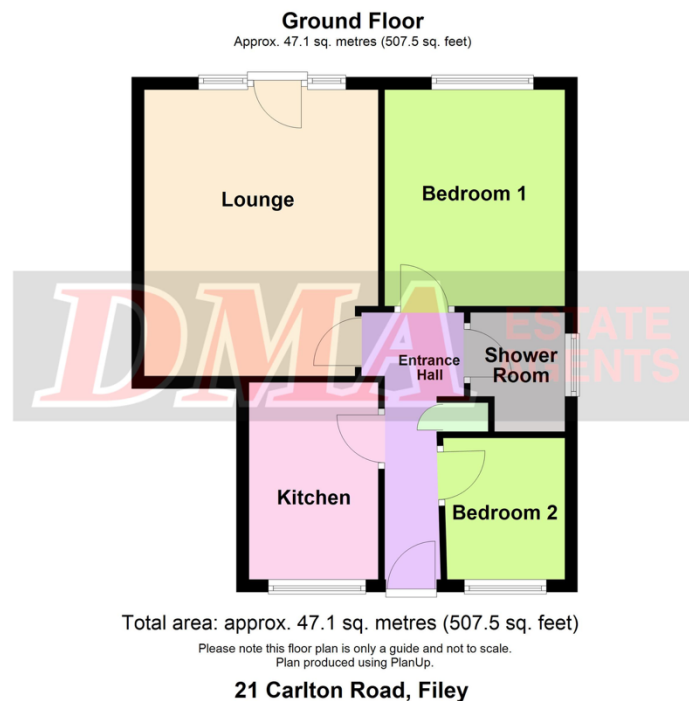
#### ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Entrance Hall. Kitchen. Lounge.  
Two Bedrooms. Shower Room.  
OUTSIDE: Allocated parking space. Enclosed rear garden.

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## Floor Plan:



21 CARLTON ROAD, FILEY

## Front Door to:

### ENTRANCE HALL

Airing cupboard housing immersion heater. Electric night storage radiator.

### KITCHEN

**3.96m x 2.05m (13'0" x 6'9")**

Inset stainless steel sink, vegetable sink and drainer. Modern base units with worktops over. Matching wall cupboards. Built-in electric oven. Electric hob with stainless steel extractor hood over. Plumbing for an automatic washing machine. Upvc double glazed window.



### LOUNGE

**4.57m x 3.73m (15'0" x 12'3")**

Laminate flooring. Electric night storage radiator. Two upvc double glazed windows. **Upvc double glazed patio door to garden.**



/ continued over

## BEDROOM ONE

3.55m x 2.94m (11'8" x 9'5")

Electric night storage radiator. Upvc double glazed window.



## SHOWER ROOM

1.85m x 1.90m (6'1" x 6'3")

Shower cubicle. Handbasin in vanity unit and wc. Chrome towel radiator. Upvc double glazed window.



## BEDROOM TWO

2.25m x 2.25m (7'5" x 7'5")

Electric night storage radiator. Upvc double glazed window.

## OUTSIDE:

Allocated parking to the front. Enclosed rear garden.



## TENURE:

Leasehold  
Maintenance: 999 years from 2000.  
Approx. 500.00 pa.

Council Tax Band A.

## 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. Carlton Road is the third turning on the left and the property is located on the left hand side.

**Viewing strictly by appointment only through DMA Estate Agents**