



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.

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ESTATE
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59 QUEEN STREET, FILEY YO14 9HE



Leasehold £99,950

FEATURES

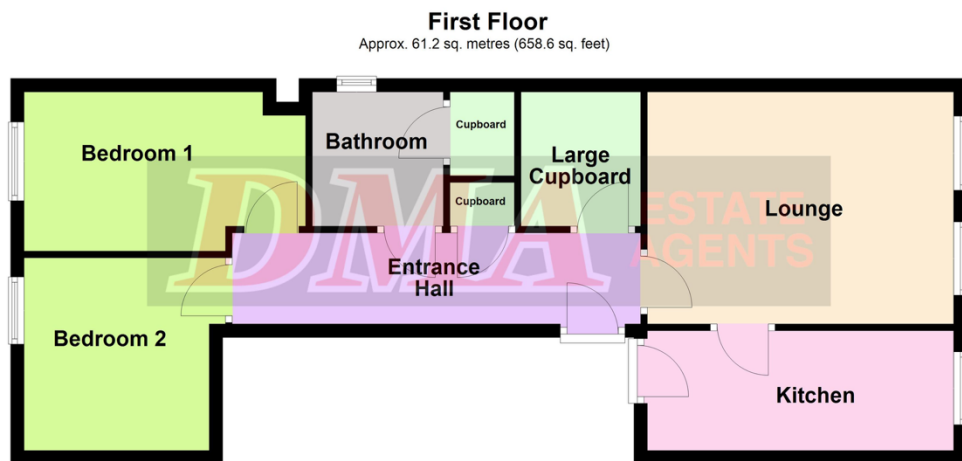
- * Spacious two bedroom purpose built first floor apartment.
- * Located in Filey's old town.
- * Convenient for the town centre, beach and most amenities.
- * Gas central heating.
- * Upvc double glazing.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Rear Door to Communal Entrance Hall.
Stairs to:	
FIRST FLOOR:	Own Door to Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.
OUTSIDE:	Communal outside area.

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



59 Queen Street, Filey

59 QUEEN STREET, FILEY

Upvc Rear Door to:

COMMUNAL ENTRANCE HALL

Stairs to:

FIRST FLOOR:

Own Door to:

ENTRANCE HALL

Large cupboard housing electrics.
Cupboard housing thermostat for boiler. Radiator. **Loft hatch.**



LOUNGE 3.27m x 4.36m (10'9" x 14'4")

Inset 'living flame' gas fire. Radiator.
Two upvc double glazed windows.



/ continued over

KITCHEN

4.54m x 1.95m (14'11" x 6'5")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Built-in eye level oven. Inset gas hob with extractor hood over. Inset spotlights. Radiator. Upvc double glazed window.



BATHROOM

1.95m x 2.00m (6'5" x 6'7")

'P' shaped bath with rain shower over. Handbasin and wc. Cupboard housing central heating boiler. Tiled floor. Chrome towel ladder radiator. Upvc double glazed window.



BEDROOM ONE

4.19m x 2.61m (13'9" x 8'7")

Radiator. Upvc double glazed window.

BEDROOM TWO

2.71m x 2.99m (8'11" x 9'10")

Radiator. Upvc double glazed window.



OUTSIDE:

Communal outside area.



TENURE

Leasehold:

Maintenance: £166.40 pa (2025-2026) – inc building insurance.

Council Tax Band

A.

DIRECTIONS:

From the DMA office follow the one way system round turning right onto Station Avenue. Turn left at the Chapel Clock onto Union Street and right at the end onto Mitford Street. Turn left onto Reynolds Street and then right at the end onto Queen Street. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents