



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

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AGENTS

COMMERCIAL
SALES



Proprietors: **David Mansfield ATTON** FNAEA.
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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39C STATION AVENUE, FILEY YO14 9AE



Freehold £115,000

FEATURES

- * Two bedroom second floor flat.
- * Conveniently located right in Filey's town centre for most amenities.
- * Gas central heating via a combination boiler.
- * Open plan lounge / kitchen / diner.
- * Upvc double glazed windows.
- * There is a formal deed of covenant in existence.
- * **EPC Rating: E.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal Front Door.

Stairs to:

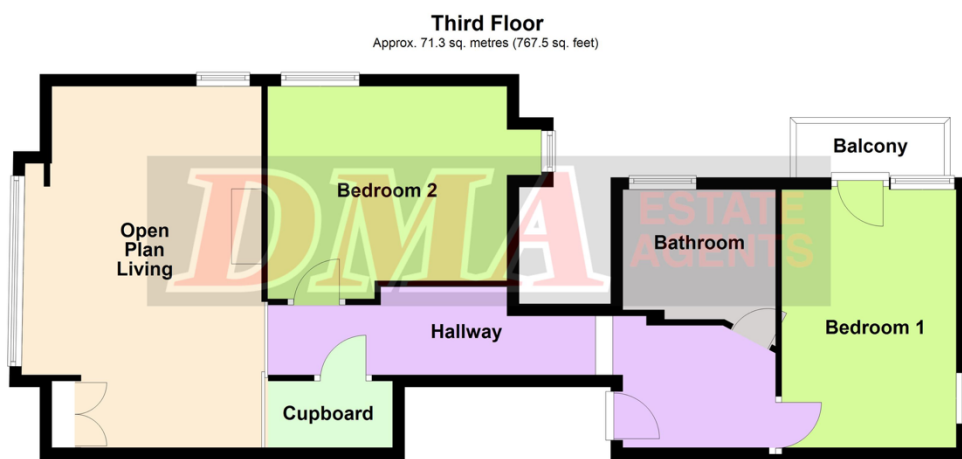
SECOND FLOOR:

Own front door to:

Entrance Hall. Open Plan Lounge / Kitchen / Diner.
 Two Bedrooms. Bathroom. Fire Escape.

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. 71.3 sq. metres (767.5 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

39C Station Avenue, Filey

39C STATION AVENUE, FILEY

Communal Front Door:

Stairs to:

SECOND FLOOR:

Own Door to:

ENTRANCE HALL

Built-in cupboard. Large built-in cupboard with space for tumble dryer and 'freezer'. Radiator. **Access to loft with pull down ladder.**

OPEN PLAN LOUNGE / KITCHEN / DINING AREA

6.09m x 3.50m (20'0" x 11'6")

LOUNGE / DINING AREA

'Living flame' gas fire. Built-in cupboards. Radiator. Dado rail. Large upvc double glazed window.



/ continued over

KITCHEN AREA

Inset stainless steel sink and drainer. Base cupboards with wood worktops over. Built-in induction hob. Built-in electric oven. Plumbing for automatic washing machine. Tiled walls. Central heating boiler. Upvc double glazed window.



BATHROOM

2.54m x 1.77m (8'4" x 5'10")

Bath with rain shower over. Handbasin and wc. Fully tiled walls. Chrome towel radiator. Upvc double glazed window.



BEDROOM ONE

3.98m x 3.35m (13'1" x 11'0")

Sink in vanity unit with tiled splashback. Radiator. Two upvc double glazed windows.



BEDROOM TWO

4.29m x 2.89m (14'1" x 9'6")

Built-in wardrobes. Radiator. Upvc double glazed side window. Upvc double glazed window. **Upvc double glazed door to Fire Escape with views.**



OUTSIDE:

Fire escape.



Council Tax Band A.

DIRECTIONS:

From the DMA office turn left and continue onto Belle Vue Crescent. Follow the one way system round turning left onto Station Avenue. At the roundabout turn right onto Station Road. The property is located on the right hand side on the corner of Raincliffe Avenue.

Viewing strictly by appointment only through DMA Estate Agents