



#### 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



13A BROOKLANDS, FILEY YO14 9BA



Freehold £115,000

#### FEATURES

- \* Ideal for holiday home or retirement.
- \* Ground floor two bedroom freehold flat.
- \* Conveniently located for the town centre, The Crescent and beach.
- \* Gas central heating to radiators.
- \* Yard.
- \* Garage.
- \* EPC Rating: D.

#### ACCOMMODATION IN BRIEF

INTERNAL:	Front Door to Communal Entrance Hall. Own Door to Entrance Hall. Lounge. Dining Kitchen. Two Bedrooms. Bathroom.
OUTSIDE:	Rear yard. Garage.

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13A BROOKLANDS, FILEY

**Upvc Front Door to:**

## COMMUNAL ENTRANCE HALL

**Own Door to:**

## ENTRANCE HALL

Understairs cupboard.

## LOUNGE

**4.59m x 3.70m (15'1" x 12'2")**

Built-in cupboard. Radiator. Bay window.



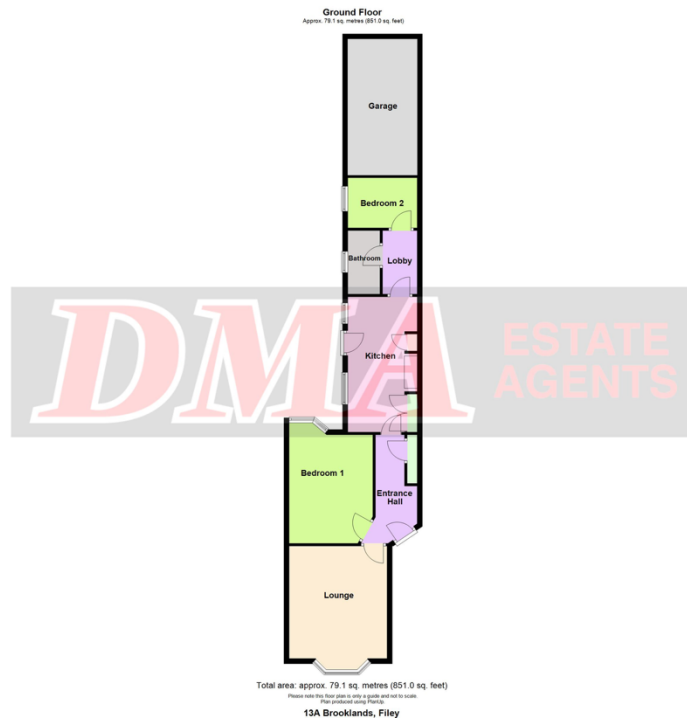
## BEDROOM ONE

**3.91m x 3.17m (12'10" x 10'5")**

Radiator. Small side bay window.



## Floor Plan:



/ continued over

## DINING KITCHEN

5.23m x 2.66m (17'2" x 8'9")

Inset stainless steel sink and drainer. Built-in cupboards. Larder cupboard. Gas central heating boiler. Plumbing for automatic washing machine. **Rear door.**



## BATHROOM

2.54m x 1.47m (8'0" x 4'10")

Bath with electric shower over. Handbasin and wc. Radiator.



## BEDROOM TWO

3.04m x 1.93m (10'0" x 6'4")

Radiator.



## OUTSIDE:

**GARAGE 2.80m x 5.27m (9'2" x 17'3").** Rear yard.



**Council Tax Band**

**A.**

## DIRECTIONS:

From the DMA office on foot turn left along Belle Vue Street turning left onto West Avenue. Continue south along West Avenue and take the second turning on the left onto Brooklands. The property is located on the left hand side.

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