



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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18B HOPE STREET, FILEY YO14 9DL



Freehold £215,000

FEATURES

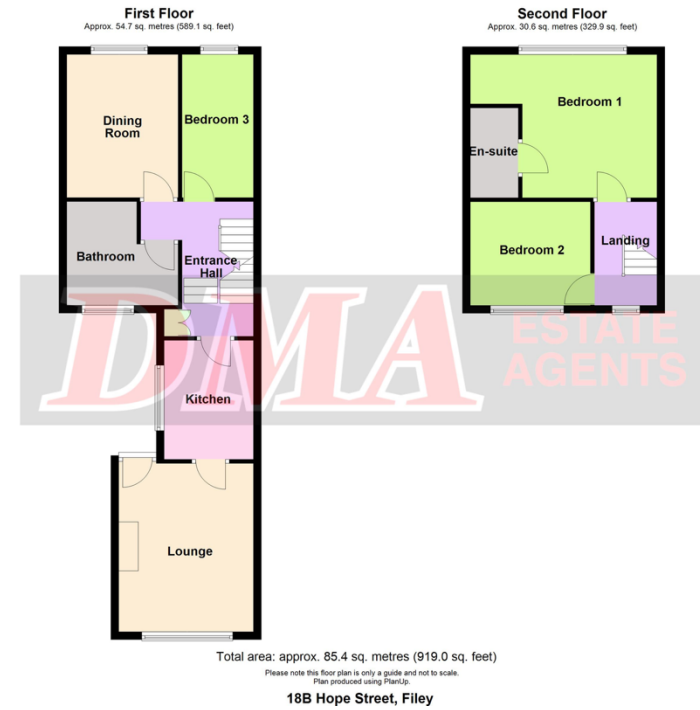
- * Four bedroom first floor maisonette.
- * Located right in Filey's town centre convenient for most amenities, shops and the beach.
- * **Extensively renovated with modern fitted kitchen, two bathrooms, internal doors and joinery and new upvc double glazed windows.**
- * Ensuite to master bedroom.
- * Gas central boiler to radiators.
- * **Superb sea views to the rear.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.
Stairs to:
FIRST FLOOR: Kitchen. Lounge. Two Bedrooms. Bathroom.
Stairs to:
SECOND FLOOR: Two Bedrooms (one with Ensuite Shower Room).

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Floor Plan:



MASTER BEDROOM

3.73m x 2.64m widening to 4.74m
(12'3" x 8'8" widening to 15'7")

Built-in wardrobes. Radiator. Upvc double glazed window.



ENSUITE SHOWER ROOM

2.28m x 1.21m (7'6" x 4'0")

Large shower cubicle, wc and handbasin. Extractor fan.



Council Tax Band **A.**

DIRECTIONS:

From the DMA office follow the one-way system round turning onto Murray Street. Turn left onto Hope Street and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

COMMUNAL ENTRANCE HALL

Stairs to FIRST FLOOR:

Front door to:

ENTRANCE HALL

Large built-in cupboard housing new gas combination boiler. Radiator.

KITCHEN

3.14m x 2.05m (10'4" x 6'9")

Inset stainless steel sink and drainer. Good range of modern base units and matching wall cupboards all with soft close doors and drawers. Built-in electric oven. Ceramic electric hob. Glass and stainless steel curved extractor fan with matching splash back. Provision for 'fridge / freezer. Plumbing for an automatic washing machine. Inset spotlights. Upvc double glazed window.



LOUNGE

4.31m x 3.45m (14'2" x 11'4")

Wall mounted remote control electric fire. Radiator. **Upvc double glazed window giving superb views to the sea.** **Upvc door to Fire Escape.**



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BEDROOM FOUR
3.65m x 2.84m (12'0" x 9'4")

Radiator. Upvc double glazed window.



BEDROOM THREE

3.65m x 2.84m (12'0" x 6'0")

Radiator. Upvc double glazed window.



BATHROOM
2.66m x 2.64m (8'9" x 8'8")

Bath, handbasin and wc. Large walk-in shower cubicle. Built-in cupboard. Inset spotlights. Chrome ladder towel radiator. Upvc double glazed window.

Stairs to SECOND FLOOR:

LANDING

Radiator. **Upvc double glazed window with stained glass feature with sea views.**



BEDROOM TWO
3.73m x 2.64m (12'3" x 8'8")

Built-in wardrobes. Radiator. **Upvc double glazed window with superb views to the sea.**

