



**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](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE AGENTS



60 WEST AVENUE, FILEY YO14 9BE



Freehold £165,000

### FEATURES

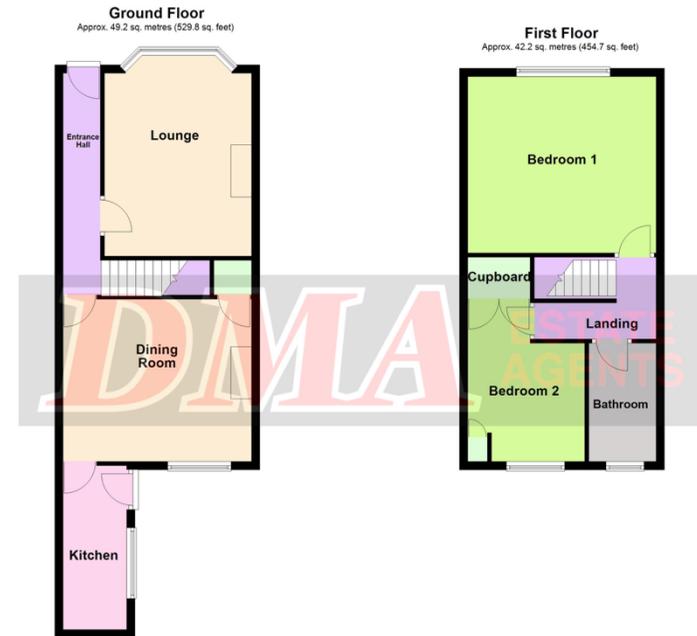
- \* Ideal investment opportunity.
- \* Two bedroom terraced town house.
- \* Located close to Glen gardens and convenient for the beach and town centre.
- \* Upvc double glazing.
- \* Gas central heating to radiators.
- \* Two reception rooms.
- \* Patio area and long rear garden.
- \* Sold with no onward chain.
- \* EPC Rating: D.
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Hallway. Lounge. Dining Room. Kitchen.
FIRST FLOOR:	Two Bedrooms. Bathroom.
OUTSIDE:	Forecourt. Long rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)

**Floor Plan:**



Total area: approx. 91.5 sq. metres (984.5 sq. feet)

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

**60 West Avenue, Filey**

60 West Avenue, Filey - continued

### OUTSIDE:

Front forecourt. Long rear garden with **SHED** and patio area.



Council Tax Band **B.**

### DIRECTIONS:

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the right hand just before Glen Gardens.

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

60 WEST AVENUE, FILEY

### Front Door to:

### ENTRANCE HALL

Radiator.



### LOUNGE 4.39m x 3.56m (14'5" x 11'8")

Inset 'living flame' gas coal effect fire in marble surround. Exposed beam. Radiator. Upvc double glazed bay window.

### DINING ROOM

4.57m x 3.91m (15'0" x 12'10")

Large brick-built fireplace. Understairs cupboard. Exposed beamed ceiling. Wall lights. Radiator. Upvc double glazed window.



/ continued over

**KITCHEN**  
**3.93m x 1.55m (12'11" x 5'1")**

Inset stainless steel sink and vegetable drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Provision for fridge and freezer. Radiator. Upvc double glazed window. **Upvc rear door to yard.**



**Stairs to:**

**BATHROOM**  
**2.84m x 2.01m (9'4" x 6'7")**

Bath, handbasin and wc. Fully tiled walls. Radiator. Upvc double glazed window.



**FIRST FLOOR:**

**BEDROOM ONE**  
**4.11m x 3.73m (13'6" x 12'3")**

Fitted wardrobes. Radiator. **Upvc double glazed window with views over the bowling green.**



**BEDROOM TWO** **3.94m x 2.54m (12'11" x 8'4")**

Two built-in cupboards. Radiator. Upvc double glazed window.

