



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.

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SALES



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



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68 WEST AVENUE, FILEY YO14 9BE



Freehold £269,500

FEATURES

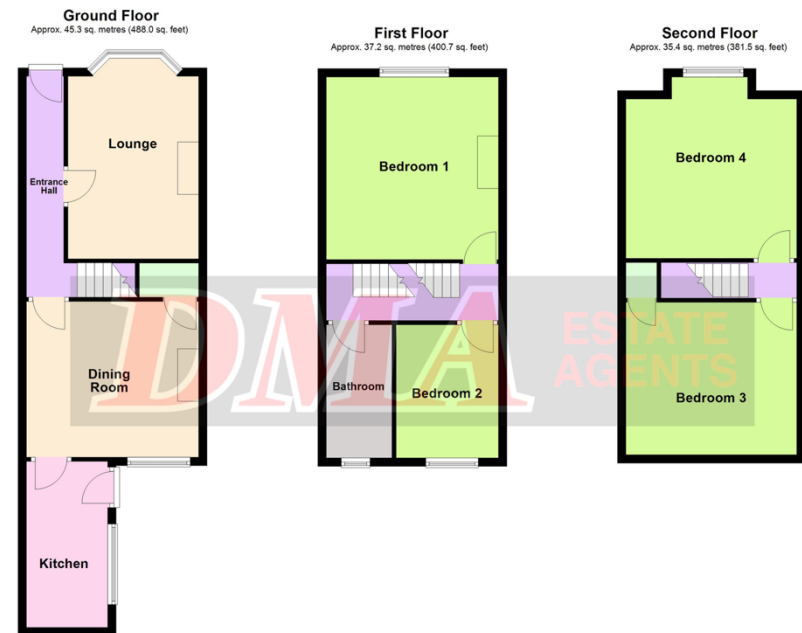
- * Four bedroom town house.
- * Conveniently located close to Glen Gardens, town centre and the beach.
- * Upvc double glazing.
- * Gas central heating to radiators (boiler installed 2022 – 6 years left on warranty).
- * Two reception rooms.
- * Modern kitchen and bathroom.
- * Long rear garden with patio area.
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

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

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. 118.0 sq. metres (1270.2 sq. feet)

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

68 West Avenue, Filey

BEDROOM FOUR

4.17m x 3.81m (13'8" x 12'6")

Radiator. Upvc double glazed window.



OUTSIDE:

Forecourt. Long rear garden.
Two **SHEDS**, both 3.04m x 1.82m (10'0" x 6'0").
GREENHOUSE.



Council Tax Band C.

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

68 WEST AVENUE, FILEY

Upvc Front Door to:

ENTRANCE HALL

Tiled floor. Radiator.



LOUNGE

4.36m x 3.12m (14'4" x 10'3")

Inset 'coal effect' gas fire in traditional style fireplace. Radiator. Upvc double glazed bay window.



DINING ROOM

3.71m x 4.11m into alcove)
(12'2" x 13'6" into alcove)

Multi-fuel log burner. Understairs cupboard. Fitted top cupboards. Provision for two tall 'fridge / freezer. Radiator. Upvc double glazed window.



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KITCHEN

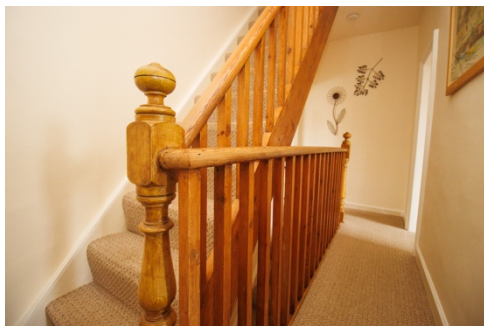
3.91m x 1.91m (12'10" x 6'4")

Inset white ceramic sink and drainer. Base units with wooden worktops over. Matching wall cupboards. Gas hob extractor hood over. Built-in electric oven. Plumbing for automatic washing machine and dishwasher. Tiled floor. Radiator. Upvc double glazed window.



FIRST FLOOR:

LANDING



BEDROOM ONE

4.11m x 3.75m (13'6" x 12'4")

Feature fireplace. Radiator. Upvc double glazed window.



BEDROOM TWO

3.05m x 2.44m (10'0" x 8'0")

Radiator. **Upvc double glazed window with pleasant views over rear garden.**



BATHROOM

3.04m x 1.60m (10'0" x 5'3")

Bath with rain shower over. Handbasin and wc. Airing cupboard housing central heating boiler (installed 2022 – 6 years left on warranty). Chrome ladder radiator. Laminated floor. Upvc double glazed window.

SECOND FLOOR:

BEDROOM THREE

4.11m x 3.58m (13'6" x 11'9")

Walk-in cupboard. Blackout shutters. Radiator. Upvc double glazed window.



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