



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



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.



ESTATE AGENTS



4 MARINERS TERRACE, FILEY YO14 9DP



Freehold £205,000

FEATURES

- * Spacious four bedroom semi-detached house.
- * Conveniently located for the town centre, beach and most amenities.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Dining kitchen.
- * Modern bathroom and ground floor WC.
- * Large upvc double glazed conservatory.
- * **Balcony with sea views.**
- * Double gates to yard / parking.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Double Glazed Door to Conservatory. Lounge. Dining Kitchen. Separate WC.
FIRST FLOOR:	Two Bedrooms. Bathroom.
SECOND FLOOR:	Two Bedrooms (one with en suite). Balcony with sea views.
OUTSIDE:	Enclosed rear yard with potential for off road parking.

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

4 MARINERS TERRACE, FILEY

Upvc Double Glazed Door to:

CONSERVATORY
4.42m x 4.57m (14'6" x 15'0")

Laminate flooring. Two radiators.
Upvc double glazed windows.



SEPARATE WC

Handbasin. Upvc double glazed window.

Upvc Patio Doors to:

KITCHEN / DINER
5.46m x 3.53m (17'11" x 11'7")

Inset stainless steel sink, vegetable sink and drainer. Modern base units with worktops over. Gas range oven with extractor hood over in brick surround. Wall mounted gas combination boiler (5 years old). Plumbing for automatic washing machine and dishwasher. Inset spotlights. Understairs cupboard. Radiator. Upvc double glazed window. **Door to stairs to First Floor.**



/ continued over



LOUNGE

4.50m x 3.63m (14'9" x 11'11")

Feature fireplace in attractive surround with inlaid tiles. Built-in wall cupboard. Radiator. Three upvc double glazed windows.



FIRST FLOOR:

LANDING

Radiator.

Floor Plan:



Total area: approx. 148.8 sq. metres (1601.9 sq. feet)

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

4 Mariners Terrace, Filey

BEDROOM ONE

4.52m x 3.63m (14'10" x 11'11")

Feature fireplace. Built-in cupboards. Radiator. Two upvc double glazed windows.



BEDROOM TWO

2.95m x 2.57m (9'8" x 8'5")

Feature fireplace. Laminate flooring. Radiator. Upvc double glazed window.



Council Tax Band C.

DIRECTIONS:

From DMA office turn left and continue onto Belle Vue Crescent. Follow the one way system turning right onto Station Avenue. Continue down Murray Street, turning left onto Hope Street. Mariners Terrace is located just to the right at the end of Hope Street on the far side of Mitford Street. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents



BATHROOM

Bath with rain shower over and screen. Handbasin and wc in vanity unit. Inset spotlights. Radiator. Two upvc double glazed windows.

SECOND FLOOR:

LANDING

Two upvc double glazed windows.
Stairs to Balcony 2.9m x 3.6m
(9'6" x 11'10") **with sea views.**



BEDROOM THREE

4.34m x 3.56m (14'3" x 11'8")

Built-in cupboards. Radiator. Wide upvc double glazed dormer window.



BEDROOM FOUR

5.21m x 2.54m (17'1" x 8'4")

Radiator. Upvc double glazed dormer window.



OUTSIDE:

Gated yard providing off street parking.

