



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.

DMA

ESTATE AGENTS



FLAT 4, WEST HOUSE
31 WEST AVENUE, FILEY YO14 9AX



Leasehold £95,000

FEATURES

- * Ideal for first time buyers or holiday home.
- * Two bedroom second floor flat.
- * Georgian grade II listed building.
- * Conveniently located for the town centre and most amenities.
- * The property benefits from a security entry phone system.
- * Internal fire escape.
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall. Door to internal fire escape and basement storage area.

Stairs to:

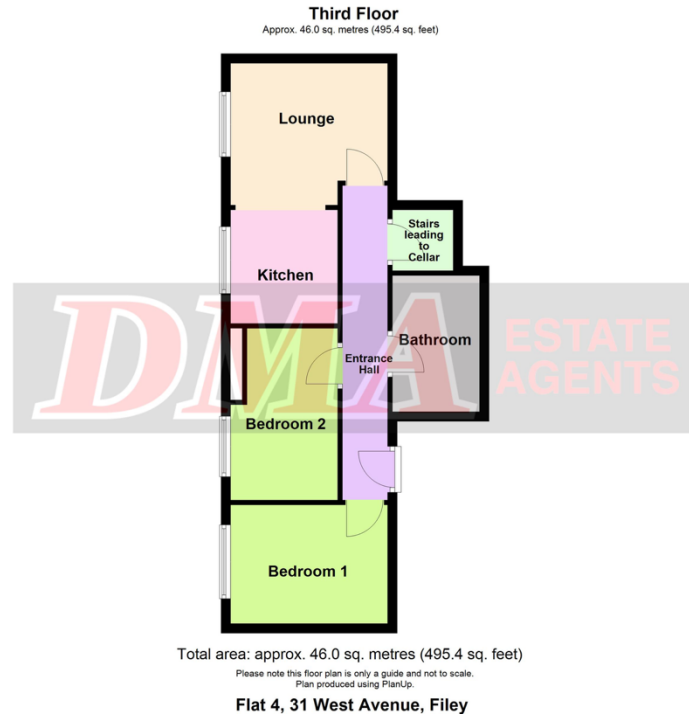
FIRST FLOOR: Own Front Door. Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.

OUTSIDE: One parking space (shared with three other flats in property on a first come first served basis).

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

FLAT 4, WEST HOUSE, 31 WEST AVENUE, FILEY

Floor Plan:



Communal Door to:

ENTRANCE HALL

Door to Cellar which has storage and internal fire escape.

Stairs to:

SECOND FLOOR:

Own Door to HALLWAY



BEDROOM ONE
3.33m x 2.49m (10'11" x 8'2")

Electric heater. Sash window with secondary double glazing.

BEDROOM TWO

3.61m x 2.29m (11'10" x 7'6")

Cupboard housing gas combination boiler. Sash window with secondary double glazing.



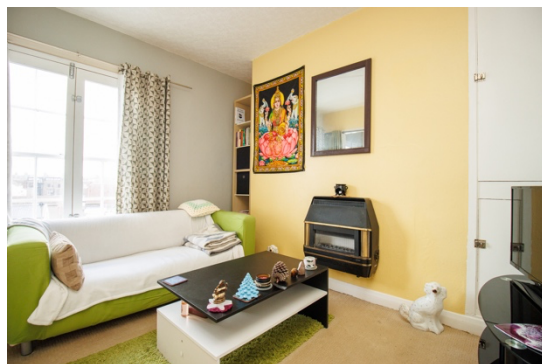
BATHROOM

Bath with mixer shower over. Handbasin and wc. Extractor fan.

LOUNGE

3.30m x 2.74m (10'10" x 9'0")

Fitted gas fire. Built-in cupboard. Sash window with secondary double glazing.



Open to:

KITCHEN

2.39m x 2.24m (7'10" x 7'4")

Inset stainless steel sink and drainer. Base cupboards with worktops. Matching wall cupboards. Gas cooker point. **Sash window with secondary double glazing with sea views.**



OUTSIDE:

One parking space (shared with three other flats in property on a first come first served basis).



TENURE:

Leasehold: 125 years from 1994.

Maintenance: Approx £250 pa (includes building insurance and ground rent).

Council Tax Band

A.

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 left hand side.

Viewing strictly by appointment only through DMA Estate Agents