



### 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



40D THE CRESCENT, FILEY YO14 9JU



Leasehold £147,750

### FEATURES

- \* Ideal holiday home.
- \* Two bedroom third floor South facing apartment.
- \* Sea views from the front.
- \* Convenient for the beach and Crescent gardens.
- \* Electric heating.
- \* EPC Rating: E.
- \* Sold with no onward chain.
- \* Viewing recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.

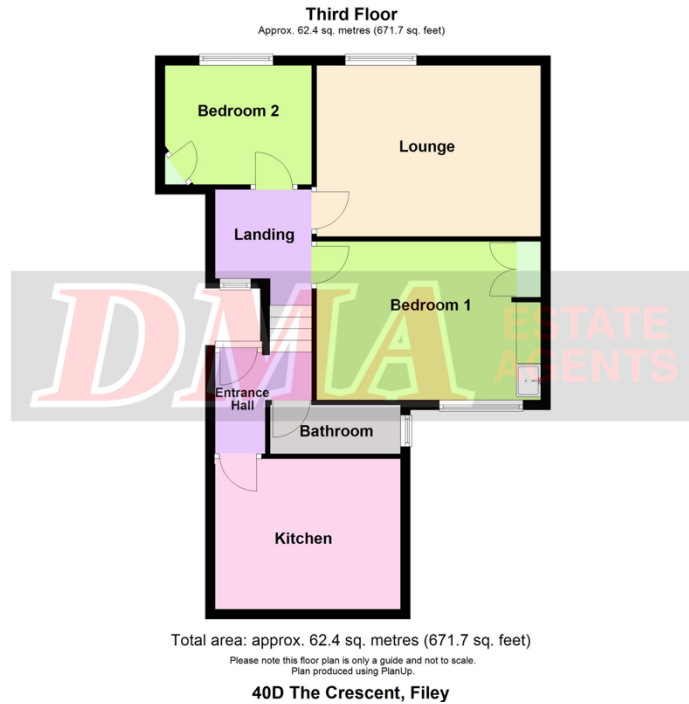
Stairs to:

THIRD FLOOR: Own Door to Hall. Lounge. Kitchen. Bathroom. Bedroom. Stairs to Bedroom.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
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**Floor Plan:**



40D THE CRESCENT, FILEY

**Front Door to: COMMUNAL ENTRANCE HALL**

**Stairs to:**

**THIRD FLOOR:**

**Own Door to:**

**ENTRANCE HALL**

Modern electric radiator.

**KITCHEN**

**3.73m x 3.07m (12'3" x 10'1")**

Inset stainless steel sink and drainer. Base cupboard. Electric cooker point. Dishwasher. Built-in cupboard housing immersion heater. Modern electric radiator.  
**Upvc double glazed door to Fire Escape.**



**BATHROOM**

Bath with electric shower over. Handbasin and wc. Electric towel radiator.



/ continued over

### BEDROOM ONE

4.26m x 3.25m (14'0" x 10'8")

Fitted wardrobe. Handbasin. Modern electric radiator. Upvc double glazed window.



### LOUNGE

4.59m x 3.50m (15'1" x 11'6")

Built-in cupboards. Modern electric radiator. **Sealed unit double glazed window in wooden frame with sea views.**



**Stairs to:**

### SPACIOUS LANDING



### BEDROOM TWO

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

Fitted wardrobe. Modern electric radiator. **Sealed unit double glazed window in wood frame with sea views.**

### TENURE

Leasehold: 999 years lease from 1971.  
Maintenance: One quarter share of maintenance and building insurance (as required).

**Council Tax Band A.**

### DIRECTIONS:

From the DMA office proceed right along Belle Vue Street turning right at the end onto The Crescent. Continue to the end of the Crescent bearing right at the end. The property is situated on the right.

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