



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 2, 57 WEST AVENUE, FILEY YO14 9AX



Leasehold £109,000

FEATURES

- * Two bedroom first floor apartment.
- * Located right in the centre of Filey.
- * Gas central heating to radiators.
- * Double glazing in timber frames.
- * Modern kitchen.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall

Stairs to:

FIRST FLOOR: Own Door to Kitchen. Lounge. Two Bedrooms. Bathroom.

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

FLAT 2, 57 WEST AVENUE, FILEY

Front Door to COMMUNAL ENTRANCE HALL

Stairs to:

FIRST FLOOR:

Own Door to :

LOUNGE

3.68m x 3.27m (12'1" x 10'9")

Electric fire in surround. Radiator. Double glazed window in timber frame.



KITCHEN

3.73m x 1.67m (12'3" x 5'6")

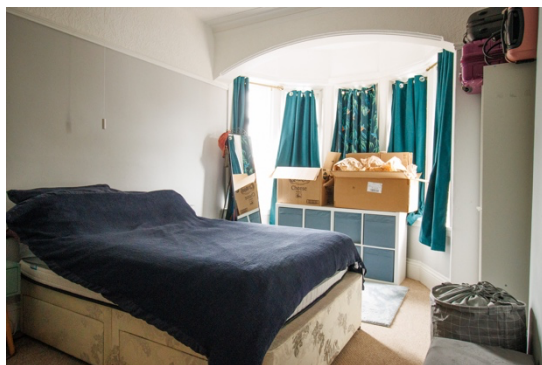
Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall units. Electric cooker point. Plumbing for automatic washing machine. Gas combination boiler. Radiator.



/ continued over

BEDROOM ONE
5.08m in bay x 3.32m max
(16'8" in bay x 10'11")

Radiator. Double glazed bay window in timber frame.

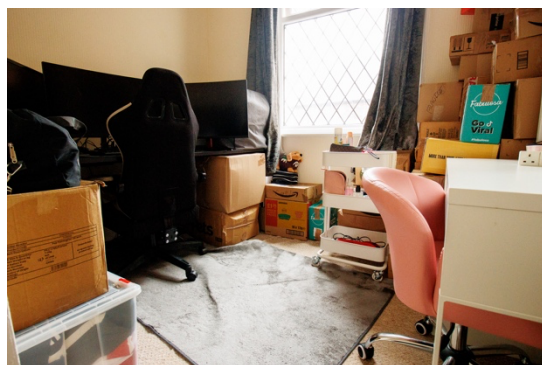


BATHROOM

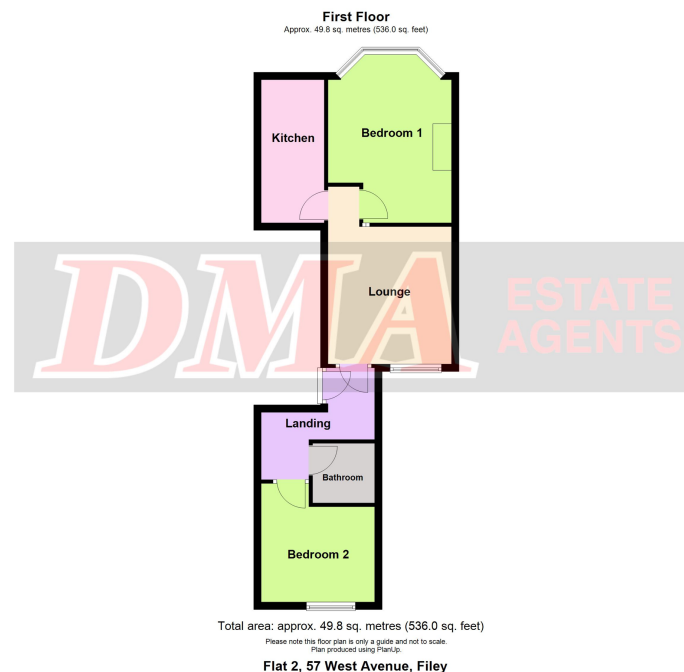
Bath with electric shower over and screen. Handbasin and wc. Radiator. Double glazed window in timber frame.

BEDROOM TWO
3.04m x 2.84m (10'0" x 9'4")

Radiator. Double glazed window in timber frame.



Floor Plan:



TENURE:

Leasehold 999 years from 1998.
Maintenance: £50 pcm.

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