



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



20B VICTORIA AVENUE, FILEY YO14 9AN



Leasehold £125,000

FEATURES

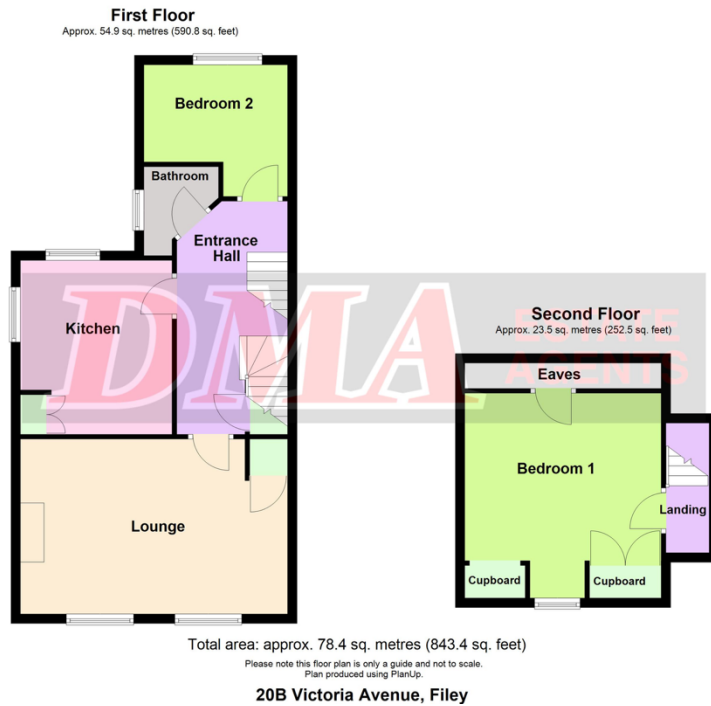
- * Two bedroom first floor maisonette.
- * Located close to the town centre and most amenities.
- * Gas central heating via a combination boiler.
- * Upvc double glazed windows.
- * Breakfast kitchen.
- * **EPC Rating: E.**
- * **Sold with no onward chain.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.
 Own Door and Stairs to:
 FIRST FLOOR: Lounge. Breakfast Kitchen. Bedroom. Bathroom.
 Stairs to:
 SECOND FLOOR: Master Bedroom.

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



Front Door to COMMUNAL ENTRANCE HALL

Own Door and Stairs to:

FIRST FLOOR:

LANDING

Understairs cupboard. Radiator.



LOUNGE
5.66m x 3.71m (18'7" x 12'2")

Electric fire set in an attractive beech surround with marble back and hearth. Built-in cupboard. Two radiators. Two upvc double glazed windows.



BREAKFAST KITCHEN

3.68m x 3.20m (12'1" x 10'6")

Inset stainless steel sink and drainer. Excellent range of base with 'Beech' effect worktops. Matching wall cupboards. Electric cooker point. Cupboard housing the gas combination boiler to radiators and domestic hot water. Provision for 'fridge and freezer. Plumbing for automatic washing machine. Two upvc double glazed windows.



BATHROOM

Bath with mixer shower over, handbasin and wc in white. Tiled walls. Chrome ladder radiator. Upvc double glazed window.



BEDROOM TWO

2.69m x 2.06m (8'10" x 6'9")

Radiator. Upvc double glazed window.



Stairs to:

BEDROOM ONE

3.96m x 3.66m (13'0" x 12'0")

Fitted wardrobes. Radiator. Upvc double glazed dormer window. **Access to eaves storage.**



TENURE:

Leasehold: 999 years from 1988.
Maintenance 50% split as and when required.

Council Tax Band A.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue and then right at the roundabout onto Station Road. At the mini-roundabout turn sharp left onto West Road and Victoria Avenue is the second turning on the left. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents