



**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



30 WEST VALE, FILEY YO14 9AY



**Freehold £130,000**

### FEATURES

- \* Two bedroom bungalow.
- \* Located on a small development in the centre of Filey.
- \* Convenient for most amenities.
- \* Electric night storage heating.
- \* Upvc double glazing.
- \* Rear yard.
- \* **Sold with no onward chain.**
- \* **EPC Rating: E.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

INTERNAL: Upvc Front Door to Lounge. Kitchen. Two Bedrooms. Shower Room

OUTSIDE: Rear yard.

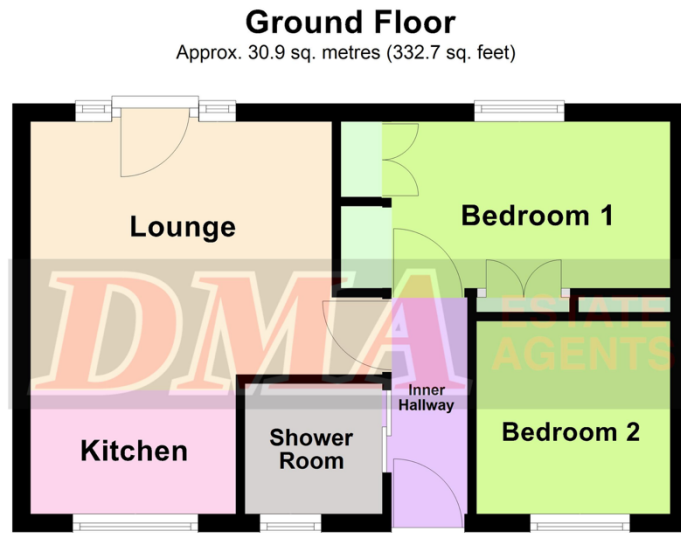
**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



30 WEST VALE, FILEY

**Upvc Front Door to:**

**FLOOR PLAN:**



Total area: approx. 30.9 sq. metres (332.7 sq. feet)

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

**30 West Vale, Filey**

**LOUNGE**

**3.35m x 3.00m (11'0" x 9'10")**

Night storage heater. Wall light. Two upvc double glazed windows.



**KITCHEN**

**2.29m x 1.07m (7'6" x 3'6")**

Inset stainless steel sink and drainer. Electric cooker point. Plumbing for automatic washing machine. Base units with worktops over. Matching wall cupboards. Provision for 'fridge/freezer. Upvc double glazed window. Extractor fan.



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### INNER HALL

Night storage heater. **Upvc rear door.**



### BEDROOM ONE

**3.66m x 1.85m** (12'0" x 6'1")

Two built-in cupboards. Top cupboards and shelving. Night storage heater. Upvc double glazed window.



### BEDROOM TWO

**2.20m x 2.15m** (7'1" x 7'2")

Built-in shelving. Night storage heater. Upvc double glazed window.

### SHOWER ROOM

**1.68m x 1.55m** (5'0" x 5'1")

Shower cubicle with electric shower. Handbasin in vanity unit and wc. Tiled walls. Upvc double glazed window. **Loft access.**



### OUTSIDE:

Enclosed rear yard. Three **SHEDS.**



**Council Tax Band A.**

### DIRECTIONS:

From the DMA office turn left and proceed to West Avenue. Turn left and West Vale is the first turning on the right just before the church. The property is located on the left hand side.

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