



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.

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FLAT 3, 25 STATION AVENUE, FILEY YO14 9AE



Freehold £105,000

FEATURES

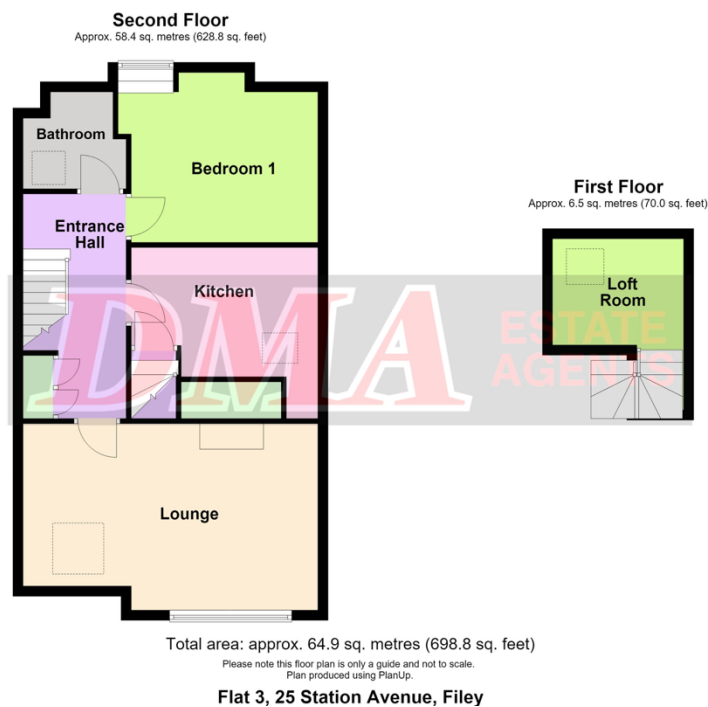
- * Tastefully decorated one bedroom second floor apartment with a loft room used as an occasional bedroom.
- * Conveniently located for the town centre, bus and train stations.
- * **Priced realistically to attract a quick sale.**
- * Modern dining kitchen.
- * Gas combination boiler to radiators.
- * Upvc double glazing.
- * Formal deed of covenant in existence.
- * **EPC Rating: D.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall.
Stairs to:	
FIRST FLOOR:	Landing.
Own Door to Stairs to:	
SECOND FLOOR	Hall. Kitchen. Lounge. Bedroom. Bathroom. Stairs from Kitchen to Loft Room.

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



FLAT 3, 25 STATION AVENUE, FILEY

Front Door to:

COMMUNAL ENTRANCE HALL

Stairs to FIRST FLOOR:

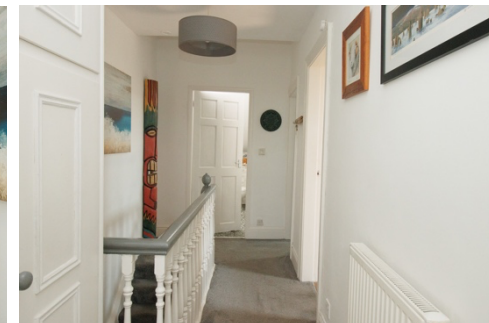
Own Door to:

Stairs to:

SECOND FLOOR

ENTRANCE HALL

Built-in cupboards. Radiator.



LOUNGE 6.81m x 3.65m (19'1" x 12'1")

Feature electric 'stove effect' fire.
Radiator. 'Velux' Window. Upvc
double glazed window.



/ continued over



KITCHEN / DINING AREA

3.96m x 3.07m (13'0" x 10'1")

Inset stainless steel sink, and drainer. Range of modern white finish base and wall cupboards with worktops. Ceramic hob. Built-in oven. Provision for 'fridge / freezer. Plumbing for automatic washing machine. Laminated floor. Radiator. 'Velux' window.



Stairs from Kitchen to:

LOFT ROOM

3.35 x 2.74 (11'0" x 9'0")

Eaves Storage. Radiator. 'Velux' window.



BEDROOM ONE

4.25 x 2.68m (14'0" x 8'10")

Radiator. 'Velux' window. Upvc double glazed window.



BATHROOM

2.71 x 1.75 (8'11"x 5'8")

Bath, handbasin and wc.
Radiator. 'Velux' window.



Council Tax Band

A.

TENURE:

Leasehold with a share of the freehold.
Maintenance : 1/3 as required and 1/3 block insurance.

DIRECTIONS:

From the DMA office turn left and continue onto Belle Vue Crescent. Follow the one way system round turning left onto Station Avenue. At the roundabout turn right onto Station Road. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents