



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

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AGENTS

COMMERCIAL
SALES



Proprietors: **David Mansfield ATTON FNAEA**
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www.dmaestateagents.co.uk
ESTABLISHED 1992



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5 THE CROFT, FILEY YO14 9LT



Freehold £220,000

FEATURES

- * Fully renovated to a very high standard three bedroom semi-detached house.
- * Conveniently located for most amenities and town centre.
- * Gas central heating.
- * Upvc double glazed windows.
- * Modern kitchen and bathroom.
- * Downstairs WC.
- * Re-wired.
- * Front garden and enclosed low maintenance rear garden.
- * Off road parking.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

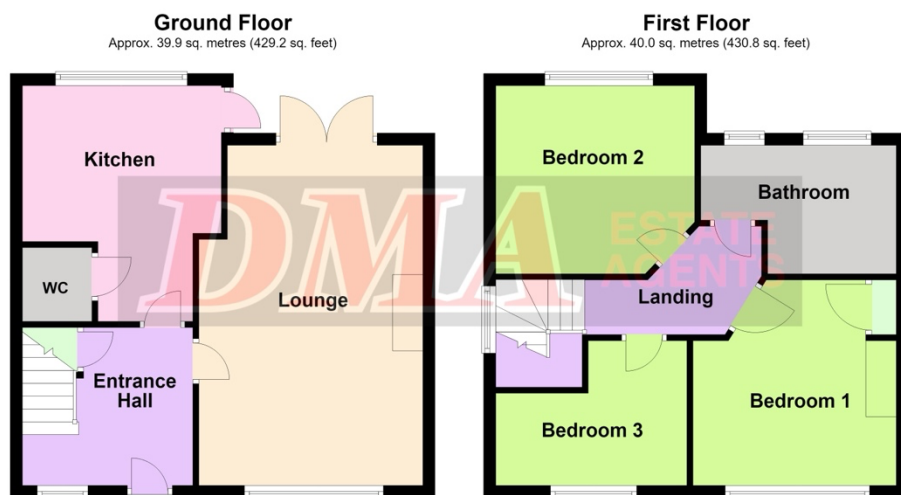
GROUND FLOOR: Front Door to Spacious Entrance Hall. Lounge / Dining Room. Kitchen. Downstairs WC.

FIRST FLOOR: Three Bedrooms. Bathroom.

OUTSIDE: Front garden. Off road parking. Enclosed rear garden.

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

Floor Plan:



5 The Croft, Filey - continued

BEDROOM THREE 2.46m x 2.39m (8'1" x 7'10")

Radiator. Upvc double glazed window.



OUTSIDE:

Gravelled easily maintained front garden. Off road parking. Enclosed low maintenance back garden. **SHED.**



Council Tax Band

B.

DIRECTIONS:

From the DMA office proceed along Belle Vue Street. Follow the one-way system round turning left onto Station Avenue and turn right at the roundabout. Continue across the mini-roundabout towards Scarborough and The Croft is the first turning on the left. The property is located the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Composite Front Door to:

ENTRANCE HALL

Radiator. Understairs cupboard.
Upvc double glazed window.



SEPARATE WC

4.11m x 3.4m (1'52" x 1'04")

Handbasin and wc 2-1 unit. Upvc
double glazed window.

KITCHEN

3.15m x 3.10m (10'4" x 10'2")

Deep glazed 'Belfast style' sink. Base cupboards with worktops over. Matching wall units. Induction hob. Built-in electric oven. Integrated dishwasher and automatic washing machine. Cupboard housing 'new' gas combination oiler. Tall radiator. Inset spotlights. Upvc double glazed windows. ***Upvc rear door to the garden.***



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LOUNGE / DINING ROOM
5.51m x 3.71m (18'1" x 12'2")

'Living flame' gas fire set in cast iron fireplace with inlaid tiles and pine surround. Radiator. Upvc double glazed window. **Upvc patio doors to the rear garden.**



FIRST FLOOR:



LANDING

Upvc double glazed window. **Loft access.**

BATHROOM

3.07m x 2.18m (10'1" x 7'2")

Bath with mixer shower and rain shower over and screen. Handbasin in vanity unit and wc. Chrome ladder. Radiator. Inset spotlights. Two upvc double glazed windows.



BEDROOM ONE

3.71m x 3.2m (12'2" x 10'6")

Original cast iron fireplace. Built-in cupboard. Radiator. Upvc double glazed window.



BEDROOM TWO

3.12m x 3.12m (10'3" x 10'3")

Radiator. Upvc double glazed window.



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