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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 | COMMERCIAL SALES

DMA ESTATE AGENTS

Ombudsman www.oea.co.uk

OFT Approved code

NAEA Estate Agents

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

OPEN 7 DAYS

FIRST FLOOR MAISONETTE, 7 HOPE STREET FILEY YO14 9DJ



Freehold £120,000

FEATURES

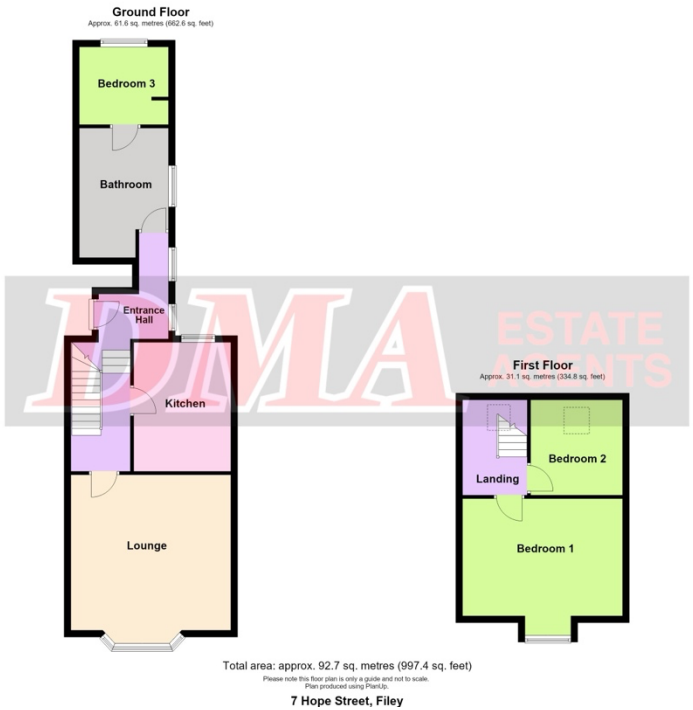
* Three bedroom first floor maisonette.
* Located in the centre of Filey convenient for most amenities.
* Gas central heating to radiators.
* Upvc double glazed windows.
* **Sold with no onward chain.**
* **EPC Rating: D.**
* Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door. Communal Entrance Hall.
Stairs to:
FIRST FLOOR: Own Front Door to Entrance Hall. Kitchen. Lounge. Bathroom. Bedroom.
Stairs to:
SECOND FLOOR: Two Bedrooms.

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

Floor Plan:



Total area: approx. 92.7 sq. metres (997.4 sq. feet)

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

7 Hope Street, Filey

BEDROOM TWO **2.82m x 3.48m** (14'6" x 11'5")

Eaves storage. Radiator. 'Velux' window.





Council Tax Band **B.**

DIRECTIONS:

From the DMA office turn left on Belle Vue Street and follow the one-way system round onto Belle Vue Crescent. Turn right onto Station Avenue. Continue onto Murray Street and then left onto Hope Street. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to Stairs to:

FIRST FLOOR

Own Front Door to:



ENTRANCE HALL

Radiator



KITCHEN
2.92 x 2.33m (9'7" x 7'8")

Inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Electric hob with extractor hood above. Built-in oven. Plumbing for automatic washing machine. Gas central heating boiler. Radiator. Upvc double glazed window.





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LOUNGE
4.75 x 4.60m (15'7" x 15'1")

Radiator. Upvc double glazed bay window.







BATHROOM **3.0m x 2.64m** (9'10" x 8'8")

Bath with shower over and shower screen. Handbasin and wc. Radiator. Upvc double glazed window.





BEDROOM THREE **2.62 x 2.31m** (8'7" x 7'4")

Radiator.





Stairs to:

SECOND FLOOR

LANDING

'Velux' window.



BEDROOM ONE **4.42m x 3.48** (14'6" x 11'5")

Eaves storage. Radiator. Upvc double glazed window.





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