



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
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www.dmaestateagents.co.uk
 ESTABLISHED 1992



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72 WEST AVENUE, FILEY YO14 9BE



Freehold £297,000

FEATURES

- * Four bedroom three storey terraced house.
- * Located opposite Glen Gardens. Just a short distance to the town centre and beach.
- * Upvc double glazing.
- * Gas central heating to radiators.
- * Large extended dining kitchen.
- * Rear garden.
- * **Potential to purchase a separate garage close by.**
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Hall. Lounge. Shower Room. Extended Dining Kitchen.
FIRST FLOOR:	Two Bedrooms. Bathroom.
SECOND FLOOR:	Two Bedrooms.
OUTSIDE:	Rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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72 WEST AVENUE, FILEY

Upvc Front Door to:

LOUNGE

4.29m x 4.11m (14'1" x 13'6")

Log burner. Radiator. Upvc double glazed bay window.



INNER HALL

SHOWER ROOM

1.98 x 2.77m (6'6" x 9'1")

Walk-in shower. Handbasin in vanity unit and wc. Large understairs cupboard. Modern white towel radiator. Inset spot lights



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EXTENDED DINING KITCHEN

5.49m x 3.53m (18'0" x 11'7")

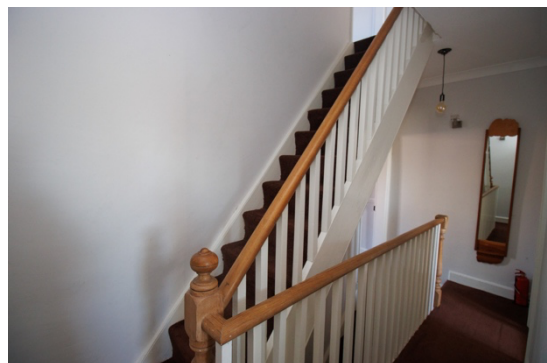
Inset stainless steel sink, vegetable sink and drainer. Excellent range of modern units with worktops over. Matching wall cupboards. Electric hob. Built-in electric oven. Tall larder cupboard. Space for undercounter 'fridge. Integrated dishwasher. Plumbing for automatic washing machine. Inset spot lights. Two radiators. Velux window. **Upvc sliding patio doors to garden.**



FIRST FLOOR:

LANDING

Wall lights.



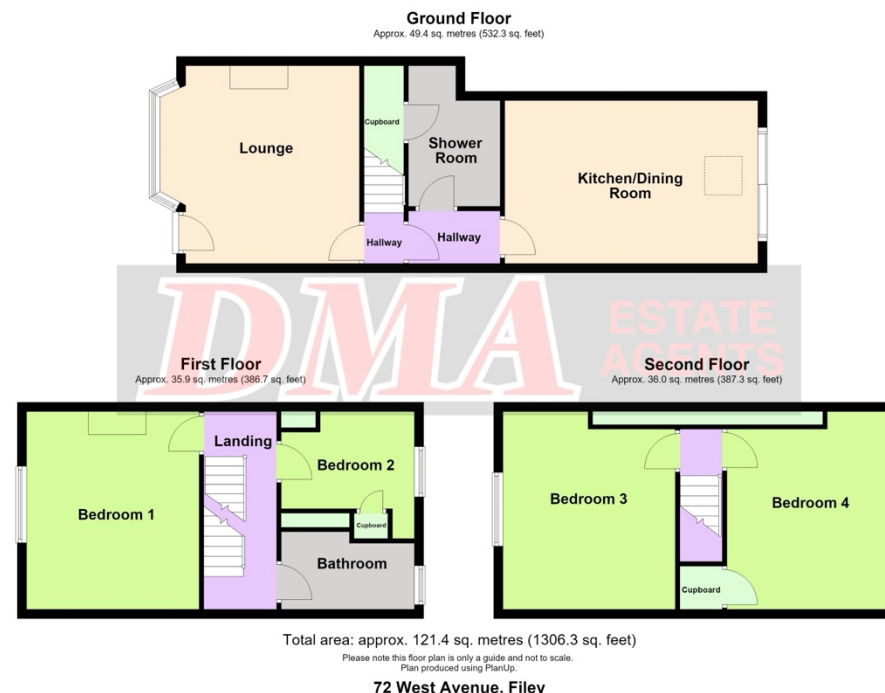
BEDROOM ONE

3.58m x 3.68m (11'9" x 12'1")

Original feature cast iron fireplace. Radiator. Upvc double glazed window.



Floor Plan:



72 West Avenue, Filey - continued



Potential to purchase a garage by separate treaty.



Council Tax Band C.

DIRECTIONS:

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the right hand just before Glen Gardens.

BEDROOM TWO

2.92m x 2.34m (9'7" x 7'8")

Built-in cupboard housing combination boiler. Radiator. Upvc double glazed window.



BATHROOM

2.9m x 1.65m (9'6" x 5'5")

Bath with shower, handbasin and wc. Radiator. Upvc double glazed window.



Viewing strictly by appointment only through DMA Estate Agents

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SECOND FLOOR:

BEDROOM THREE 3.73m x 3.5m (12'3" x 11'6")

Radiator. **Upvc double glazed window overlooking Glen Gardens.**



OUTSIDE:

Forecourt. Rear garden.



BEDROOM FOUR 4.14m x 3.76m (13'7" x 12'4")

Built-in cupboard. Radiator. Upvc double glazed window.

