

## 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)

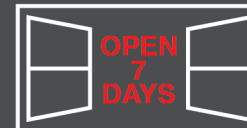
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# DMA

ESTATE  
AGENTS



10 MARINERS TERRACE, FILEY YO14 9DP



Freehold £255,000

### FEATURES

- \* Spacious four bedroom semi-detached house.
- \* Situated in Filey's old town and Convenient for the town centre, beach and amenities.
- \* **Sea views to the rear.**
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern dining kitchen.
- \* Utility room.
- \* Three bathrooms.
- \* Gated parking and yard.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Vestibule. Entrance Hall. Lounge. Dining Kitchen. Utility Room. Store. Separate WC.
FIRST FLOOR:	Two Bedrooms. Bathroom.
SECOND FLOOR:	Two Bedrooms. Shower Room.
OUTSIDE:	Yard and parking to the side.

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)



**Front Door to ENTRANCE VESTIBULE**

**ENTRANCE HALL**

**LOUNGE**

**3.66m x 3.66m (12'0" x 12'0")**

Feature fireplace. Radiator. Upvc double glazed windows to the front. *Upvc patio doors to the side.*



**DINING KITCHEN**

**5.48m x 4.72m (18'0" x 15'6")**

Stainless steel sink, vegetable sink and drainer. Modern white base units with worktops over. Matching wall units. Island / breakfast bar. Built-in oven and gas hob with stainless steel extractor hood over. Provision for tall 'fridge / freezer. Cupboard housing the gas combination boiler. Oak effect flooring. Two radiators. *Upvc patio doors.*



10 Mariners Terrace, Filey



**SIDE LOBBY**

**2.74m x 1.09m (9'0" x 3'7")**

Plumbing for dishwasher. *Rear door.*

**STORE**

**3.45m x 1.73 m (11'4" x 5'8")**

Fitted cupboards. Radiator.



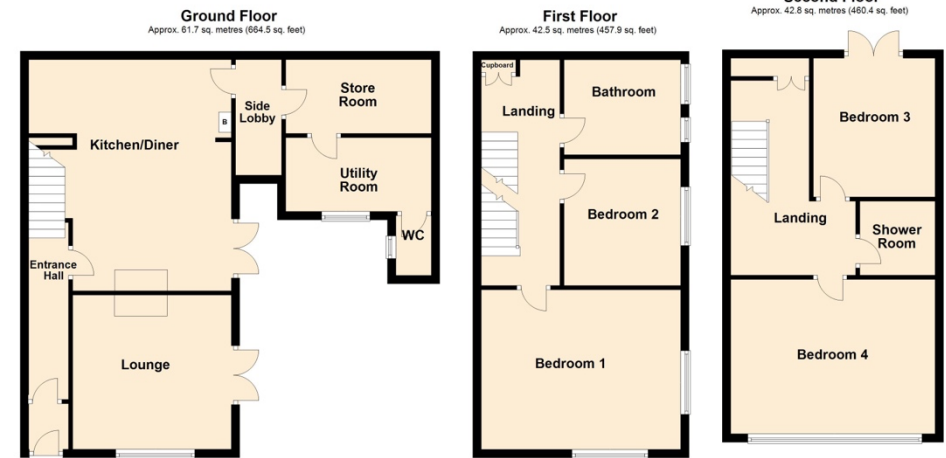
**UTILITY ROOM**

**3.43m x 1.75m (11'3" x 5'9")**

Base unit with stainless steel sink. Wall cupboard. Provision for 'fridge. Plumbing for automatic washing machine. Shower cubicle. Radiator. Upvc double glazed window.



**Floor Plan:**



Total area: approx. 147.0 sq. metres (1582.8 sq. feet)

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

**10 Mariners Terrace, Filey**

10 Mariners Terrace, Filey

## BEDROOM FOUR

4.72m x 3.66m (15'6" x 12'0")

Fitted wardrobe and drawers. Radiator. Upvc double glazed window.



## OUTSIDE:

Good size yard to the side with gated access providing off road parking. **Brick STORE.**



**Council Tax Band** C.

## DIRECTIONS:

On foot from the DMA office turn right and then left onto John Street. Turn left onto Murray Street then first right onto Hope Street. Mariners Terrace is located just to the right at the end of Hope Street on the far side of Mitford Street. The property is located on the right hand side.

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

## SEPARATE WC

Window.



## FIRST FLOOR:



## LANDING

Store cupboard. Radiator.

## BATHROOM

2.94m x 2.18m (9'8" x 7'2")

Claw footed bath, handbasin and wc in white. Quadrant double cubicle with mixer shower. Towel radiator. Two upvc double glazed windows.



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**BEDROOM ONE**

**3.00m x 2.77m (9'10" x 9'1")**

Fitted wardrobe and cupboard. Radiator. Upvc double glazed window.



**BEDROOM TWO**

**4.72m x 3.66m (15'6" x 12'0")**

Fitted wardrobe. Radiator. Two upvc double glazed windows.



**SECOND FLOOR:**

**LANDING**

Store cupboards and drawers.

**BEDROOM THREE**

**3.40m x 2.89m (11'2" x 9'6")**

Radiator. Store cupboard. *Upvc double glazed doors to Juliette balcony with sea views.*



**SHOWER ROOM**

Shower cubicle with electric shower. Handbasin in vanity unit and wc. Chrome ladder radiator. Extractor fan.

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