

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.
Gavin Ashley Mansfield ATTON MNAEA / DEA. **Samantha ADDISON**
www.dmaestateagents.co.uk

ESTABLISHED 1992



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FLAT 1, 1 MELVILLE TERRACE, FILEY YO14 9JT



Leasehold £120,000

FEATURES

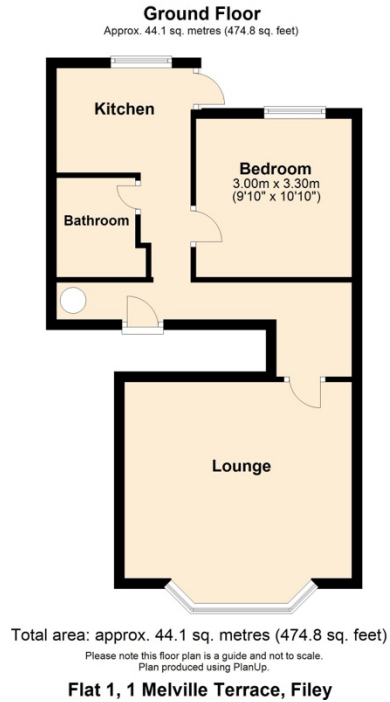
- * One bedroom ground floor apartment.
- * Conveniently located close to the Crescent Gardens, beach and Glen Gardens.
- * Double glazed windows.
- * Electric heating.
- * Modern kitchen and bathroom.
- * Large basement for storage.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.
Own Front Door to: Entrance Hall. Lounge. Kitchen. Bedroom. Bathroom.
OUTSIDE: Access to large basement.

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



FLAT 1, 1 MELVILLE TERRACE, FILEY

Front Door to:

COMMUNAL ENTRANCE HALL

Own Front Door to:

ENTRANCE HALL

Built-in understairs cupboard.
Airing cupboard with immersion heater. Electric heater.



KITCHEN

2.59m x 2.01m (8'6" x 6'7")

Inset stainless steel sink and drainer. Base cupboards with worktops. Matching wall cupboards. Built-in electric oven and hob with extractor over. Electric panel heater. Washing machine. Laminate flooring. Upvc double glazed window. **Upvc double glazed rear door.**



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BATHROOM

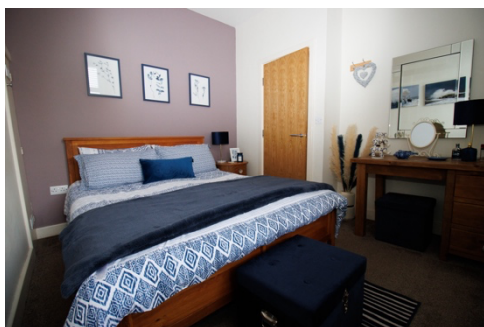
Bath with mixer shower and curtain, handbasin and wc. Electric ladder radiator. Extractor fan. Fully tiled walls and floor.



BEDROOM

3.30m x 3.00m max
(10'10" x 9'10" max)

Two built-in wardrobes. Two electric heaters. Upvc double glazed window.



LOUNGE

4.39m x 3.78m plus bay
(14'5" x 12'5" plus bay)

Modern electric fire and surround. Electric heater. Double glazed sash bay window in timber frame.



OUTSIDE:

Shared rear yard with access to large basement under the apartment.



Council Tax Band **A.**

TENURE: Leasehold - 999 year lease.
Maintenance Charge All owners own a share of the freehold.
Approx. £1,000 pa (inc building ins)

DIRECTIONS:

From the DMA turn left and continue along Belle Vue Street. Turn left onto West Avenue towards the Golf Club. Take the fourth turning on the left onto Southdene and turn right at the end of Southdene onto South Crescent Road. Melville Terrace is the first turning on the left and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents