



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

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45 MITFORD STREET, FILEY YO14 9DS



Freehold £185,000

FEATURES

- * Ideal family home.
- * Four bedroom town house.
- * Located right in Filey's town centre.
- * Convenient for most amenities and shops with steps down to the beach at the end of the street.
- * Upvc double glazed windows.
- * Newly fitted gas central heating boiler (12 year guarantee).
- * EPC Rating: D.
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Lounge. Dining Room. Kitchen.
FIRST FLOOR:	Two Bedrooms. Bathroom.
SECOND FLOOR:	Further Two Bedrooms.
OUTSIDE:	Forecourt. Small enclosed rear yard.

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

Forecourt. Small enclosed rear yard.



Floor Plan:



45 Mitford Street, Filey

Council Tax Band B.

DIRECTIONS:

From the DMA office follow the one-way system round turning right onto Station Avenue. Continue down Murray Street turning left onto Hope Street. Turn right again onto Mitford Street and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to ENTRANCE PORCH

LOUNGE
4.37m x 3.55m (14'4" x 11'8")

Electric fire in modern surround. Radiator. Upvc double glazed bay window.



DINING ROOM
3.48m x 2.69m (11'5" x 8'10")

Understairs cupboard. **Upvc double glazed rear door.**

KITCHEN 2.64m x 2.01m (8'8" x 6'7")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Wall cupboards. Built-in electric oven. Gas hob. Stainless steel extractor hood above. Tiled floor. Plumbing for automatic washing machine.



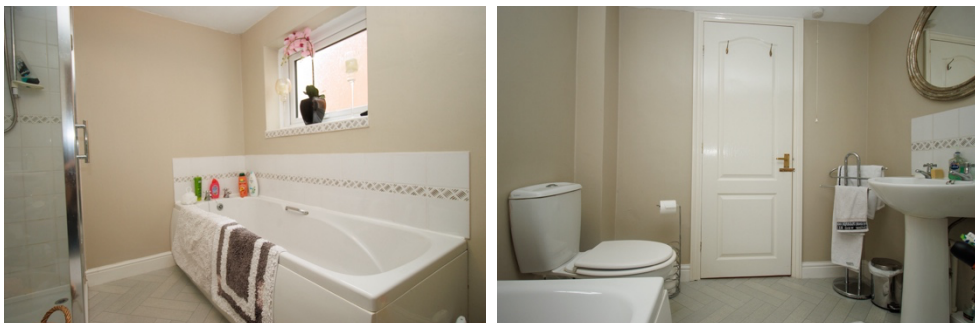
Stairs from Dining Room to:

FIRST FLOOR:

BATHROOM

2.95m x 2.06m (9'8" x 6'9")

'Mira' electric shower, handbasin and wc. Radiator. Upvc double glazed window.



BEDROOM ONE

4.09m x 3.50m (13'5" x 11'6")

Radiator. Two upvc double glazed window.



BEDROOM TWO

3.38m x 2.06m (11'1" x 10'11")

Radiator. Television and telephone points. Upvc double glazed window.

SECOND FLOOR:

LANDING

Upvc double glazed window.



BEDROOM THREE

3.66m x 2.82m (12'0" x 9'3")

Radiator. Two upvc double glazed window.



BEDROOM FOUR

2.97m x 1.90m (9'9" x 6'3")

Radiator. Upvc double glazed window.