

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

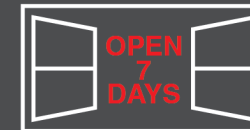
ESTABLISHED 1992



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DMA

ESTATE
AGENTS



4C THE CRESCENT, FILEY YO14 9HZ



Freehold £185,000

FEATURES

- * **Ideal holiday home.**
- * Two double bedroom second floor apartment.
- * **Located on the very popular Crescent commanding breathtaking views over Filey Bay.**
- * Gas central heating to radiators.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

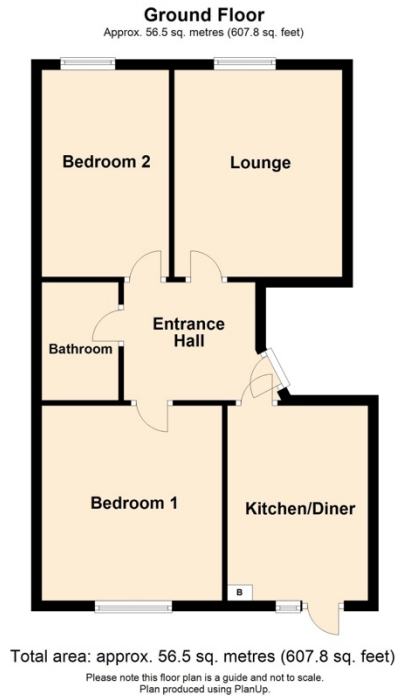
GROUND FLOOR: Communal Entrance Hall.

Stairs to:

SECOND FLOOR: Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.

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

Floor Plan:



TENURE:

Freehold.

Council Tax Band A.

DIRECTIONS:

From the DMA office proceed right along Belle Vue Street turning right at the end onto The Crescent and the property is situated on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to COMMUNAL ENTRANCE HALL

Stairs to:

SECOND FLOOR:

Own Door to:

ENTRANCE HALL

Radiator.



LOUNGE
3.99m x 3.22m (13'1" x 10'7")

Fireplace. Radiator. **Sash window with sea views.**



/ continued over

DINING KITCHEN

3.73m x 2.69m (12'3" x 8'10")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall units. Built-in oven and gas hob. Extractor hood above. Fridge. Gas central heating boiler. Radiator. **Upvc double glazed door to Fire Escape.**



BEDROOM ONE

3.73m x 3.45m (12'3" x 11'4")

Fitted wardrobe and dressing table. Radiator. Sash window.



BEDROOM TWO

3.96m x 2.4m (13'0" x 8'0")

Fitted wardrobes. Radiator. **Sash window with sea views.**



BATHROOM

Bath with shower over and screen. Handbasin and wc. Tiled walls.

