

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

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Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON

www.dmaestateagents.co.uk

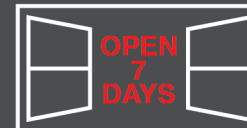
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62 WEST AVENUE, FILEY YO14 9BE



Freehold £197,000

FEATURES

- * **Ideal second home.**
- * Two bedroom terraced town house.
- * Located close to Glen gardens and convenient for the beach and town centre.
- * Upvc double glazing.
- * Gas central heating to radiators.
- * Two reception rooms.
- * Enclosed long rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Hallway. Living Room. Dining Room. Kitchen.
FIRST FLOOR:	Two Bedrooms. Bathroom.
OUTSIDE:	Long rear garden.

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

62 WEST AVENUE, FILEY

Front Door to:

ENTRANCE PORCH

Quarry tiled floor.

ENTRANCE HALL

'Karndean' flooring. Radiator.

LOUNGE

4.26m into bay x 3.65m (14'0"into bay x 12'0")

Coal effect gas fire in 'Adams' style fireplace with decorative tiles. Radiator. Upvc double glazed bay window.



DINING ROOM

3.65m x 3.68m (12'0" x 12'1")

Large cupboard. Radiator. Upvc double glazed window.



Floor Plan:



Total area: approx. 88.4 sq. metres (951.7 sq. feet)

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

62 West Avenue, Filey

62 West Avenue, Filey - continued



Council Tax Band **B.**

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.

Viewing strictly by appointment only through DMA Estate Agents

KITCHEN

3.86m x 2.33m (12'8" x 7'8")

Inset white sink and vegetable drainer. Base cupboards with worktops over. Matching wall cupboards. Gas cooker point with extractor hood over. Provisions for low level 'fridge and freezer. Plumbing for automatic washing machine and dishwasher. Gas combination boiler. Radiator. Two upvc double glazed windows. ***Upvc rear door to garden.***



FIRST FLOOR:

LANDING

Access to part boarded loft via a pull-down ladder.

BEDROOM ONE

3.68m x 4.69m (12'1" x 15'5")

Built-in cupboard. Radiator. ***Upvc double glazed window with side views over the bowling green.***



/ continued over

BATHROOM

Shower cubicle with mixer shower. Bath, handbasin and wc in vanity unit. Part tiled walls. Radiator. Upvc double glazed window.



OUTSIDE:

Front forecourt. Long rear garden. Patio area. **SHED.**



BEDROOM TWO 2.43m x 3.75m (8'1" x 12'4")

Built-in cupboard. Radiator. *Upvc double glazed window with pleasant views over looking rear garden.*

