

## 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)

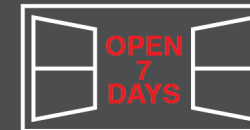
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



27 WEST VALE, FILEY YO14 9AY



Freehold £135,000

### FEATURES

- \* **Ideal for retirement or second home.**
- \* One bedroom terraced bungalow.
- \* Located on a small development in the centre of Filey.
- \* Convenient for most amenities.
- \* Upvc double glazing.
- \* Modern kitchen and shower room.
- \* Good sized rear garden.
- \* **Sold with no onward chain.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

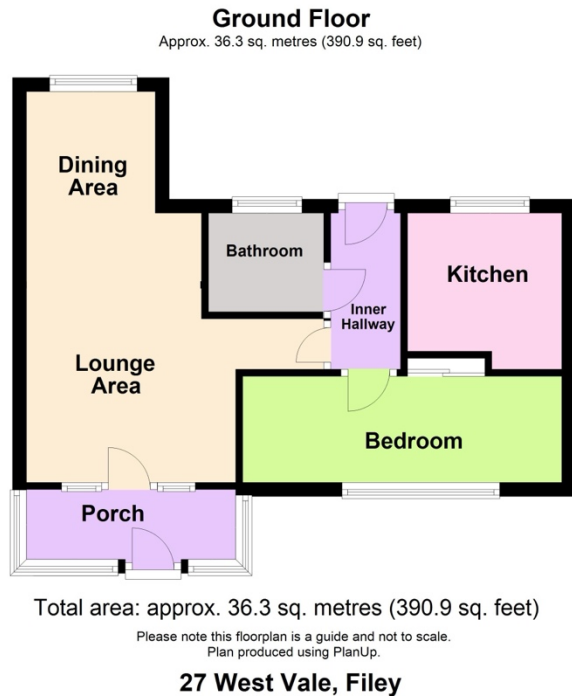
INTERNAL: Upvc porch to Front Door. Through lounge/diner. Kitchen.  
One Bedroom. Bathroom.

OUTSIDE: Front garden. Private rear garden.

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



27 WEST VALE, FILEY

**Upvc Front Door to:**

**ENTRANCE PORCH**  
2.26m x 1.17m (7'5" x 3'10")



**LOUNGE/DINING AREA**

**Lounge** 6.12m x 2.77m (21'0" x 9'1")

Fitted gas fire in marble surround. Two upvc double glazed windows.



**Dining Area**  
2.31m x 2.71m (7'7" x 8'11")

Upvc double glazed window.

*/ continued over*

## INNER HALL

Radiator. *Upvc double glazed door to the garden.*

## KITCHEN

**2.23m x 2.20m** (7'4" x 7'3")

Stainless steel sink and drainer. Base cupboards with worktop over. Wall cupboards. Electric cooker point. Provision for 'fridge. Plumbing for washing machine. Wall mounted electric fan heater. Gas multi-point heater to instant domestic hot water. Upvc double glazed window.



## BATHROOM / WET ROOM

**1.65m x 1.57m** (5'5" x 5'2")

'Mira' shower, handbasin and wc. Fully tiled walls. Upvc double glazed window.

## BEDROOM

**3.83m x 2.26m** (12'7" x 7'5")

Fitted wardrobes with sliding doors. Built-in cupboards with sliding doors. Upvc double glazed window.



## OUTSIDE:

Small front garden. Good size rear garden. **Timber SHED with light and power.**



**Council Tax Band**      **A.**

## DIRECTIONS:

From DMA office proceed along Belle Vue Street towards West Avenue. Turn left onto West Avenue and West Vale is the first turning on the right just before the church.

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