

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



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



12 CROMWELL AVENUE, FILEY YO14 9AS



Freehold £180,000

FEATURES

- * **Ideal family home.**
- * Four bedroom mid terrace house with workshop to rear.
- * Conveniently located right in Filey's town centre for most amenities.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Large through lounge/diner.
- * Separate wc and wet room.
- * Enclosed rear yard.
- * **Sold with no onward chain.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Through Lounge / Diner. Kitchen.
FIRST FLOOR:	Four Bedrooms. Wet Room. Separate WC.
OUTSIDE:	Forecourt. Rear yard. Workshop.

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

12 CROMWELL AVENUE, FILEY

Upvc Double Glazed Front Door to:

ENTRANCE HALL

Radiator.



LOUNGE

4.57m x 3.73m (15'0" x 12'3")

'Living flame' gas fire in stone surround with tv plinth to side. Radiator. Upvc double glazed square bay window.



Opening to:

Floor plan:



Total area: approx. 110.4 sq. metres (1188.0 sq. feet)

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

BEDROOM FOUR

3.00m x 2.95m (9'10" x 9'8")

Shower in corner. Radiator.
Upvc double glazed window.



DINING ROOM

3.70m x 3.73m (12'2" x 12'3")

Built-in cupboard. Radiator.



OUTSIDE:

Front forecourt with low front wall.
Enclosed rear yard.

WOKSHOP

Separate wc. Gas combination boiler.

Council Tax Band C.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Turn right at the roundabout onto Station Road and Cromwell Avenue is the second turning on the right. The property is located on the right at the end of the avenue.

KITCHEN

4.95m x 2.65m (16'3" x 8'8")

Inset stainless steel sink and vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker. Extractor hood above. Provision for low level 'fridge. Plumbing for dishwasher and automatic washing machine. Upvc double glazed window. *Upvc rear door.*



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

FIRST FLOOR:

LANDING

Loft access.

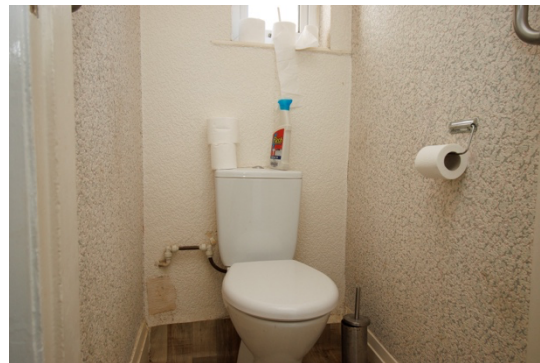


WET ROOM
1.70m x 1.60m (5'7" x 5'3")

'Mira' shower. Handbasin. Tiled walls. Radiator. Upvc double glazed window.

SEPARATE WC

Upvc double glazed window.



BEDROOM ONE

2.74m x 3.76m (9'0" x 12'4")

Built-in wardrobes. Radiator. Upvc double glazed window.



BEDROOM TWO

2.74m x 3.71m (9'0" x 12'2")

Built-in wardrobe. Radiator. Upvc double glazed window.



BEDROOM THREE

2.92m x 1.85m (9'7" x 6'1")

Built-in cupboard. Upvc double glazed window.