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



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.



14 BROOKLANDS, FILEY YO14 9BA



Freehold £355,000

FEATURES

- * Ideal family home.
- * Large Victorian three storey five bedroom mid terrace house.
- * Tastefully decorated and modernised throughout to a high standard.
- * Conveniently located for the town centre, crescent and beach.
- Upvc double glazing.
- * Gas central heating to radiators.
- Large reception room.
- * Large modern open plan kitchen and dining room.
- Three bathrooms.
- * Enclosed rear yard with parking space.
- * Sold with no onward chain.
- * EPC Rating: D.
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Vestibule. Entrance Hall. Lounge.

Kitchen / Diner. Shower Room with Utility Room.

FIRST FLOOR: Three Bedrooms. Shower Room. Separate WC.

SECOND FLOOR: Two Bedrooms. Shower Room.
OUTSIDE: Forecourt. Rear yard with parking.

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

Upvc Front Door to:

ENTRANCE VESTIBULE





ENTRANCE HALL

Deep understairs cupboard. Tall vertical designer radiator. Laminate floor.

LOUNGE

8.53m x 3.78m (28'11" x 12'5")

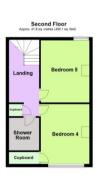
Multi-fuel log burner. Wall lights. Two tall vertical designer radiators. Upvc double glazed rear bay window. Upvc double glazed bay window.





Floor Plan:









KITCHEN / DINER

7.92m x 2.64m (26'1" x 8'8")

Inset stainless steel sink. Modern base cupboards with granite worktops over. Wall cupboards. Five burner gas hob with extractor hood above and feature splashback. Built-in wine cooler. Two built-in ovens. Tall integrated 'fridge / freezer. Two tall vertical designer radiators. Spotlights. Laminate floor. Two upvc double glazed windows. *Upvc rear door*.









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SHOWER ROOM

Shower cubicle with mixer shower. Handbasin in vanity unit and wc. Tiled floor. Extractor fan. Chrome ladder radiator. Spotlights. Tall vertical designer radiator. Two upvc double glazed windows.



Door to:



UTILITY ROOM

Plumbing for automatic washing machine. Provision for tumble dryer. Tall chrome ladder radiator.





DIRECTIONS:

From the DMA office on foot turn left along Belle Vue Street turning left onto West Avenue. Continue south along West Avenue and take the second turning on the left onto Brooklands. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

SHOWER ROOM

Large shower cubicle with mixer shower. Handbasin in vanity unit and wc. Part tiled walls. Extractor fan.



BEDROOM FIVE

3.35m x 3.83m (11'0" x 12'7")

Cast iron feature fireplace. Tall feature radiator. Upvc double glazed window.







OUTSIDE:

Forecourt. Enclosed rear yard. Parking space for one car.

FIRST FLOOR:

LANDING

Tall vertical designer radiator.





MASTER BEDROOM 4.90m x 4.77m (16'1" x 15'8")

Slipper bath. Handbasin in vanity unit with drawers. Tall vertical designer radiator. Upvc double glazed window. Upvc double glazed bay window.







14 Brooklands, Filey - continued

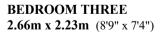
SEPARATE WC

Tall chrome ladder radiator. Upvc double glazed window.



SHOWER ROOM

Walk-in shower cubicle with mixer shower. Handbasin in vanity unit. Tall chrome ladder radiator Upvc double glazed window.



Tall vertical designer radiator. Upvc double glazed window.

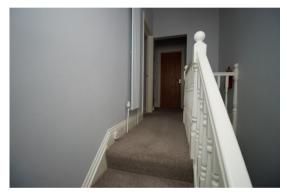


BEDROOM TWO 3.88m x 2.81m (12'9" x 9'3")

Tall vertical designer radiator. *Upvc double glazed patio doors to balcony.*



SECOND FLOOR:



LANDING

Tall vertical designer radiator. *Loft* access.

BEDROOM FOUR

3.88m x 3.14m (12'9" x 10'4")

Built-in cupboard. Cast iron feature fireplace. Tall vertical designer radiator. Upvc double glazed window.





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