

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
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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
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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.



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.



OUTSIDE:

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



SEPARATE WC

Tall chrome ladder 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:



SHOWER ROOM

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



LANDING

Tall vertical designer radiator. *Loft access.*

BEDROOM THREE

2.66m x 2.23m (8'9" x 7'4")

Tall vertical designer radiator.
Upvc double glazed window.



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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