



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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43C WEST AVENUE, FILEY YO14 9AX



Leasehold £120,000

FEATURES

- * Two bedroom second floor apartment.
- * Conveniently located for the town centre, beach and Glen Gardens.
- * **The flat has been modernised throughout in recent years.**
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern kitchen.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Communal Entrance Hall.
 Stairs to:
 SECOND FLOOR: Door to Entrance Hall. Living Kitchen. Two Bedrooms.
 Utility room. Bathroom.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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43c WEST AVENUE, FILEY

Front Door to:

COMMUNAL ENTRANCE PORCH

Stairs to Own Front door

ENTRANCE HALL

Security entrance phone. Utility cupboard with plumbing for washing machine and provision for tumble dryer.

LOUNGE / KITCHEN AREA

4.67m into bay x 5.30m (15'4" into bay x 17'5")

New kitchen comprising modern range base cupboards with new marble worktop over. Matching wall cupboards. Stainless steel sink and drainer. Gas hob with extractor hood over. Built-in electric oven. New gas central heating boiler to radiators. Built-in cupboard. Provision for dishwasher and tall standing 'fridge / freezer. Radiator. Upvc double glazed window.



/ continued over

BEDROOM ONE

3.66m x 2.87m (12'0" x 9'5")

Radiator. Upvc double glazed window.



BEDROOM TWO

3.25m x 1.37m (10'8" x 4'6")

Radiator. Upvc double glazed window.

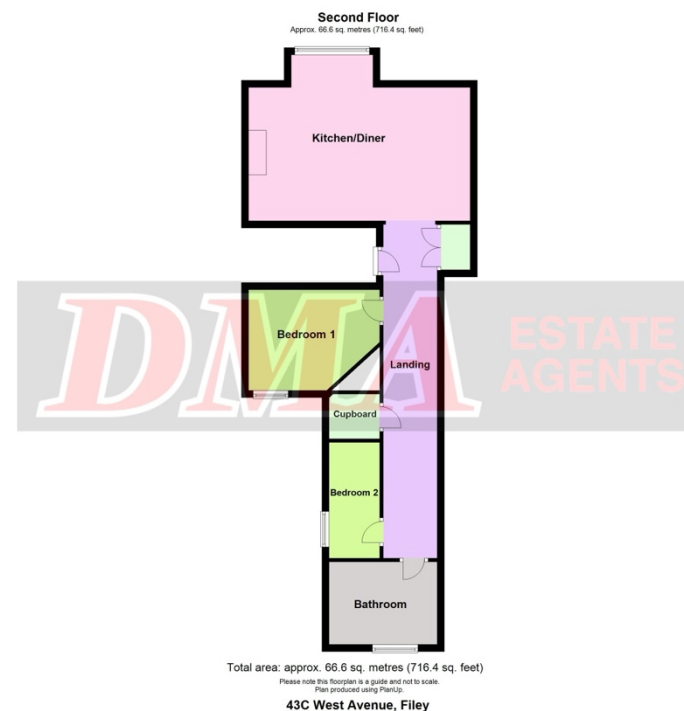


BATHROOM

2.36m x 2.31m (7'9" x 7'7")

Bath with shower over and screen, handbasin and wc. Radiator. Upvc double glazed window. Recently tiled and new flooring.

Floor Plan:



TENURE:

Leasehold: 1/3 share of the building insurance and maintenance. A share of the freehold can be purchased.

Council Tax Band A.

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 left hand side.

Viewing strictly by appointment only through DMA Estate Agents