



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

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Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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13 CHURCH STREET, FILEY YO14 9ED



Freehold £295,000

FEATURES

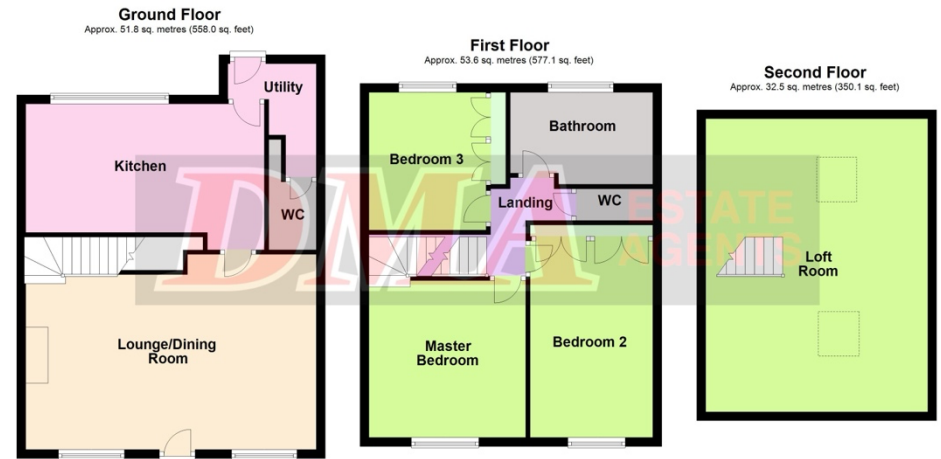
- * Three bedroom grade 2 listed cottage plus large loft room.
- * Located right in the centre of Filey's old town.
- * Gas central heating.
- * Modern kitchen and bathroom.
- * Utility room and downstairs wc.
- * Enclosed rear garden.
- * **Sold with no onward chain.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Open Plan Living / Dining Area. Kitchen. Utility Room. Separate WC.
FIRST FLOOR:	Three Bedrooms. Bathroom. Separate WC.
SECOND FLOOR:	Loft room.
OUTSIDE:	Enclosed rear garden.

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

Floor Plan:



Total area: approx. 138.0 sq. metres (1485.2 sq. feet)

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

13 Church Street, Filey

13 Church Street, Filey - continued

LOFT ROOM

6.55m x 4.95m (21'6" x 16'3")

Two skylights. Exposed beams.

OUTSIDE:

Enclosed rear garden. **SHED.**



Council Tax Band **C.**

DIRECTIONS:

From the DMA office turn left along Belle Vue Street and continue over onto Belle Vue Crescent. Turn left onto Station Avenue and then right at the big roundabout onto Station Road. At the mini-roundabout bear right and then immediately left onto Church Street and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

13 CHURCH STREET, FILEY

Front Door to

OPEN PLAN LIVING / DINING AREA

4.36m x 8.50m (14'4" x 21'4")

Gas fired cast iron stove. Cupboard set in alcove with provision for TV. Beamed ceiling. Alcove shelves off dining area. Two radiators. Sash windows incorporating window seat.



KITCHEN

5.18m x 2.99m (17'0" x 9'10")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas hob with extractor over. Built-in electric oven. Integrated fridge and dishwasher. Tiled floor. Spotlights. Radiator with cover. Sliding sash double glazed window.



/ continued over

UTILITY

5.18m x 2.99m (17'0" x 9'10")

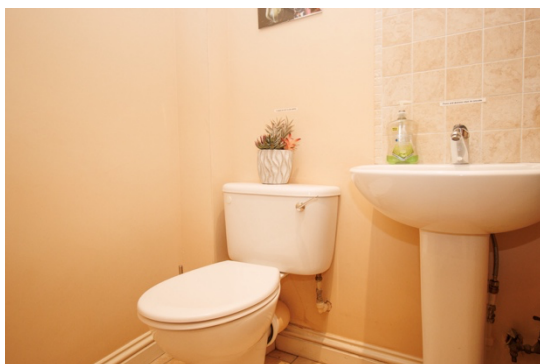
Gas condensing boiler. Inset stainless steel sink. Plumbing for automatic washing machine.



SEPARATE WC

1.52m x 1.16m (5'0" x 3'10")

Handbasin. Radiator.



BEDROOM ONE

3.50m x 3.50m (11'6" x 11'6")

Built-in wardrobe. Radiator. Sash window incorporating window seat. **Stairs to Loft Room.**



BEDROOM TWO

3.35m x 3.04m (11'0" x 10'0")

Fitted wardrobes. Built-in cupboard. Exposed beams. Radiator. Sliding sash double glazed window. Skylight window.



BEDROOM THREE

2.74m x 3.96m (9'0" x 13'0" 15'0")

Built-in wardrobes. Exposed beams. Radiator. Sash window incorporating window seat.

BATHROOM

2.58m x 2.05m (8'5" x 6'9")

Quadrant corner shower. Bath and handbasin. Exposed beams. Fully tiled walls and floor. Chrome towel radiator. Sliding sash double glazed window.



SEPARATE WC

Handbasin. Fully tiled walls and floor. Radiator.