



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



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15 NORMAN CRESCENT, FILEY YO14 9AP



Freehold £240,000

FEATURES

- * An ideal investment property.
- * Large three storey house, presently converted into two self contained apartments.
A two bedroom ground floor and a two bedroom first floor maisonette.
- * Gas central heating.
- * Upvc double glazing.
- * Parking to the rear.
- * Sold with no onward chain.
- * EPC Rating: C (ground floor flat)
- * EPC Rating: F (first floor flat).
- * Viewing recommended.

ACCOMMODATION IN BRIEF

Communal Front Door to: Communal Entrance Hall.

GROUND FLOOR FLAT

Own door to: Entrance Hall. Kitchen. Lounge. Two bedrooms.
Shower Room. Conservatory.

FIRST FLOOR MAISONETTE

Stairs to own Front Door:

FIRST FLOOR: Kitchen. Lounge. Bathroom. Study.

Stairs to:

SECOND FLOOR: Two Bedrooms.

OUTSIDE: Forecourt. Fire escape. Parking to the rear.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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15 NORMAN CRESCENT, FILEY

Communal Front Door to:

COMMUNAL ENTRANCE HALL

GROUND FLOOR FLAT

Own Door to:

LOUNGE

4.34m x 3.48m (14'3" x 11'5")

Electric fire set in modern fireplace. Radiator. Upvc double glazed bay window.



BEDROOM ONE

3.60m x 2.74m (11'10" x 9'0")

Radiator. Upvc double glazed window.

INNER HALL

Understairs cupboard. Radiator.

/ continued over

KITCHEN

3.20m x 2.26m (10'6" x 7'5")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Electric cooker point with extractor hood over. Radiator.



INNER HALL



BEDROOM TWO / STUDY

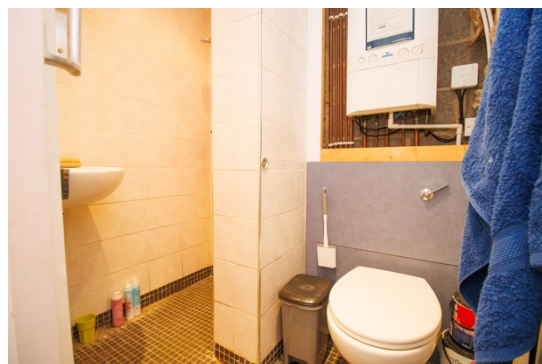
2.29m x 1.42m (7'6" x 4'8")

Radiator. Upvc double glazed window.

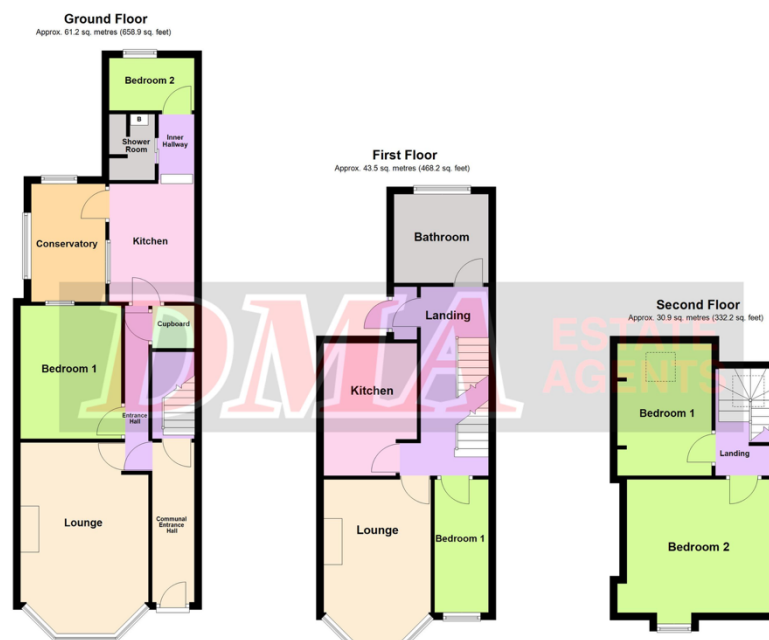
SHOWER ROOM / WET ROOM

1.77m x 1.29m (5'10" x 4'3")

Shower. Handbasin and wc. Gas combination boiler. Tiled walls. Towel radiator.



Floor Plan:



Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

Please note this floor plan is only a guide and not to scale.

Plan produced using Plan3D

15 Norman Crescent, Filey

OUTSIDE:

Parking space to the rear.

Council Tax Band: **A.**

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue and then right at the roundabout onto Station Road. At the mini-roundabout turn sharp left onto West Road and then left again onto Norman Crescent. The property is located on the right hand side.

CONSERVATORY
3.35m x 2.16m (11'0" x 7'1")

Plumbing for automatic washing machine.



Council Tax Band: **A.**

OUTSIDE:

Forecourt. Parking space to the rear.

FIRST FLOOR MAISONETTE

Own Door:



HALF LANDING

Upvc door to Fire Escape.

Viewing strictly by appointment only through DMA Estate Agents

BATHROOM

Bath. Shower cubicle. Handbasin and wc.



LOUNGE

4.47m x 2.90m (14'8" x 9'6")

Electric fire. Radiator. Upvc double glazed bay window.

KITCHEN

3.60m x 3.00m (11'10" x 9'10")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Cooker point with extractor hood over. Plumbing for automatic washing machine. Radiator. Upvc double glazed window.



OFFICE / STUDY

3.60m x 1.60m (11'10" x 5'3")

Radiator. Upvc double glazed window.

Stairs to:

LANDING

'Velux' window.



SECOND FLOOR



BEDROOM ONE

3.58m x 2.67m (14'8" x 9'6")

Radiator. 'Velux' window.

BEDROOM TWO

4.50m x 3.58m (14'9" x 11'9")

Radiator. Upvc double glazed dormer window.

