



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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COMMERCIAL
SALES



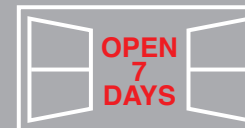
Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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7D THE CRESCENT, FILEY YO14 9HZ



Freehold £189,950

FEATURES

- * Ideal holiday home.
- * Two bedroom third floor freehold apartment.
- * Located on the very popular Crescent commanding breathtaking views over Filey Bay.
- * A formal Deed of Covenant is in existence.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Modern shower room.
- * No holiday letting or pets allowed.
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

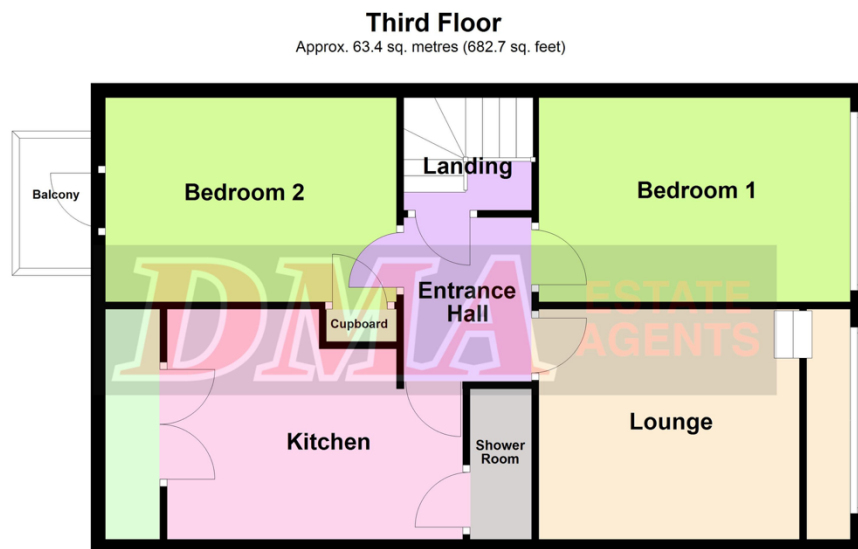
GROUND FLOOR: Front Door to Communal Entrance Hall.

Stairs to:

THIRD FLOOR: Own Door to Entrance Hall. Lounge. Kitchen.
Two Bedrooms. Shower Room.

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. 63.4 sq. metres (682.7 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

7D The Crescent, Filey

Front Door to COMMUNAL ENTRANCE HALL

Stairs to:

THIRD FLOOR:

Own Door to:

ENTRANCE HALL
2.26m x 2.13m (7'5" x 7'0")

Radiator.



LOUNGE

4.16m x 3.20m (13'8" x 10'6")

Electric fire. Radiator. **Upvc double glazed windows giving superb views over Filey Bay.**



KITCHEN

3.47m x 3.20m (11'5" x 10'6")

Inset beige sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Pantry / Store. Electric cooker point. Provision for automatic washing machine and tumble dryer. Space for tall 'fridge / freezer. Gas central heating boiler to radiators. Airing cupboard housing immersion heater. Radiator. Upvc double glazed window. **Loft access.**



BEDROOM TWO

4.11m x 2.67m (13'6" x 8'9")

Built-in cupboard. Radiator. Upvc double glazed window. **Door to small balcony.**



BEDROOM ONE

4.31m x 2.84m (14'2" x 9'4")

Fitted wardrobes, drawers and cupboard. Radiator. **Upvc double glazed window with sea views over the entire bay.**



SHOWER ROOM

Modern shower cubicle with electric shower over, handbasin in vanity unit and wc. Tiled walls. Chrome heated towel rail. Upvc double glazed window.



TENURE

Freehold
Maintenance

A formal Deed of Covenant is in existence.
Approx £100 pcm (includes building insurance).

Council Tax Band **A.**

DIRECTIONS:

From the DMA office proceed right along Belle Vue Street turning right at the end onto The Crescent. The property is situated at the end of the first block with its entrance on Rutland Street.

Viewing strictly by appointment only through DMA Estate Agents