



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.

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Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON

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ESTABLISHED 1992



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2 GRANGE AVENUE, FILEY YO14 0AR



Freehold £310,000

FEATURES

- * Spacious three bedroom semi-detached house located just off Muston Road.
- * Gas central heating via a combination boiler.
- * Upvc double glazed windows.
- * Cavity wall insulation.
- * Downstairs wc.
- * Formal dining room.
- * Enclosed South West facing private rear garden.
- * Detached garage and large brick store.
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Entrance Hall. Downstairs WC. Lounge. Dining Room. Kitchen.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Front Garden. Drive to detached garage. Brick store. Enclosed rear garden.

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2 GRANGE AVENUE, FILEY

Upvc Double Glazed Front Door to:

ENTRANCE HALL

Radiator. Upvc double glazed window.



CLOAKROOM

Handbasin and wc. Gas combination boiler. Upvc double glazed window.



LOUNGE

2.27m x 4.22m (14'0" x 13'10")

Log burner in stone effect surround. Fitted units. Radiator. Upvc double glazed window.



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DINING ROOM

3.25m x 2.97m (10'8" x 9'9")

Understairs cupboard. Radiator. **Upvc double glazed patio doors.**



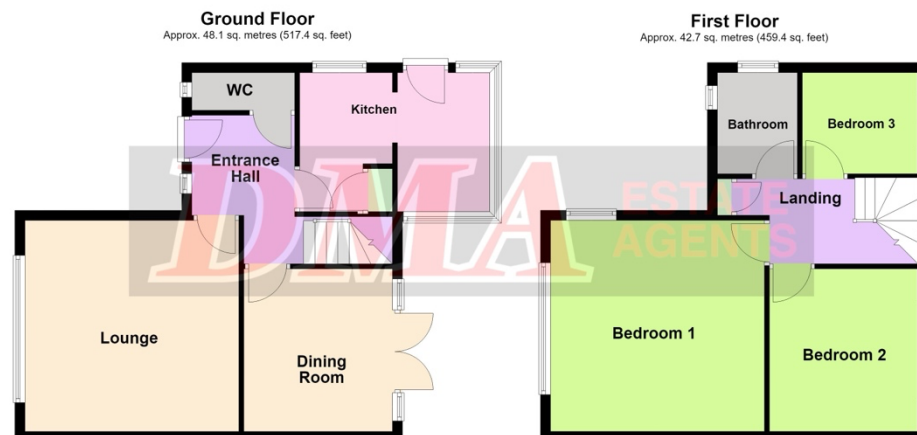
KITCHEN

4.72m x 3.50m (15'1" x 11'6")

Inset stainless steel sink, vegetable sink and drainer. Excellent range of modern base units with worktops over. Matching wall cupboards. Electric induction hob with extractor fan over. Built-in electric oven. Integrated slimline dishwasher. Provision for tall 'fridge freezer. Plumbing for automatic washing machine. Understairs cupboard / pantry. Two upvc double glazed window. **Upvc double glazed rear door.**



Floor Plan:



Total area: approx. 90.7 sq. metres (976.8 sq. feet)

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

2 Grange Avenue, Filey



LANDING

Built in cupboards. Upvc double glazed window.



Council Tax Band C.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Grange Avenue is the second turning on the left and the property is located immediately on the right hand side.



BEDROOM ONE 4.22m x 3.89m (13'10" x 12'9")

Radiator. Two upvc double glazed windows.



Viewing strictly by appointment only through DMA Estate Agents

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BEDROOM TWO

3.20m x 2.95m (10'6" x 9'8")

Radiator. Upvc double glazed window.



BEDROOM THREE

2.51m x 2.31m (8'3" x 7'7")

Radiator. Laminated floor. Upvc double glazed window.



BATHROOM

2.52m x 1.52m (8'4" x 5'0")

Bath with electric shower over. Handbasin in vanity unit and wc. Mostly tiled walls. Chrome towel radiator. Electric towel radiator. Inset spotlights. Upvc double glazed window. **Loft access.**

OUTSIDE:

Front garden. Drive to brick **GARAGE 5.33m x 3.30m (17'6" x 10'10") with electric door, light and power.** Large brick **STORE 3.28m x 3.05m (10'9" x 10'0") with light and power.** **GREENHOUSE** and Brick built **potting SHED.** Enclosed private South West facing rear garden with lawn and borders. Large patio area.

