



### 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



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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



18B HOPE STREET, FILEY YO14 9DL



Freehold Offers Over £210,500

### FEATURES

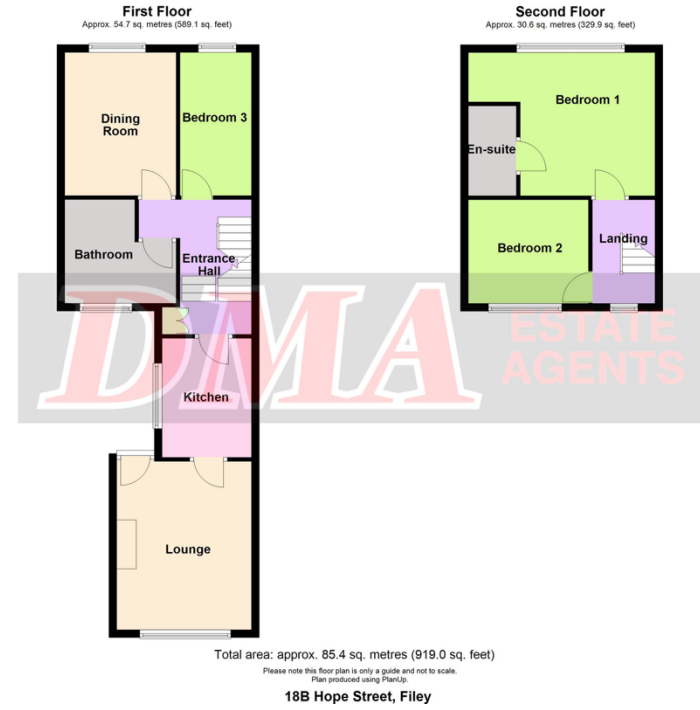
- \* Four bedroom first floor maisonette.
- \* Located right in Filey's town centre convenient for most amenities, shops and the beach.
- \* **Extensively renovated with modern fitted kitchen, two bathrooms, internal doors and joinery and new upvc double glazed windows.**
- \* Ensuite to master bedroom.
- \* Gas central boiler to radiators.
- \* **Superb sea views to the rear.**
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.  
 Stairs to:  
 FIRST FLOOR: Kitchen. Lounge. Two Bedrooms. Bathroom.  
 Stairs to:  
 SECOND FLOOR: Two Bedrooms (one with Ensuite Shower Room).

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

**Floor Plan:**



### MASTER BEDROOM

**3.73m x 2.64m widening to 4.74m**  
(12'3" x 8'8" widening to 15'7")

Built-in wardrobes. Radiator. Upvc double glazed window.



### ENSUITE SHOWER ROOM

**2.28m x 1.21m (7'6" x 4'0")**

Large shower cubicle, wc and handbasin. Extractor fan.



Council Tax Band **A.**

### DIRECTIONS:

From the DMA office follow the one-way system round turning onto Murray Street. Turn left onto Hope Street and the property is located on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**

### COMMUNAL ENTRANCE HALL

**Stairs to FIRST FLOOR:**

**Front door to:**

### ENTRANCE HALL

Large built-in cupboard housing new gas combination boiler. Radiator.

### KITCHEN

**3.14m x 2.05m (10'4" x 6'9")**

Inset stainless steel sink and drainer. Good range of modern base units and matching wall cupboards all with soft close doors and drawers. Built-in electric oven. Ceramic electric hob. Glass and stainless steel curved extractor fan with matching splash back. Provision for 'fridge / freezer. Plumbing for an automatic washing machine. Inset spotlights. Upvc double glazed window.



### LOUNGE

**4.31m x 3.45m (14'2" x 11'4")**

Wall mounted remote control electric fire. Radiator. **Upvc double glazed window giving superb views to the sea. Upvc door to Fire Escape.**



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**Stairs to SECOND FLOOR:**

**LANDING**

Radiator. **Upvc double glazed window with stained glass feature with sea views.**



**BEDROOM FOUR**  
**3.65m x 2.84m (12'0" x 9'4")**

Radiator. Upvc double glazed window.



**BEDROOM THREE**

**3.65m x 2.84m (12'0" x 6'0")**

Radiator. Upvc double glazed window.



**BATHROOM**  
**2.66m x 2.64m (8'9" x 8'8")**

Bath, handbasin and wc. Large walk-in shower cubicle. Built-in cupboard. Inset spotlights. Chrome ladder towel radiator. Upvc double glazed window.



**BEDROOM TWO**  
**3.73m x 2.64m (12'3" x 8'8")**

Built-in wardrobes. Radiator. **Upvc double glazed window with superb views to the sea.**

