



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



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



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

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11 THE AVENUE, FILEY YO14 9AG



Freehold £229,950

FEATURES

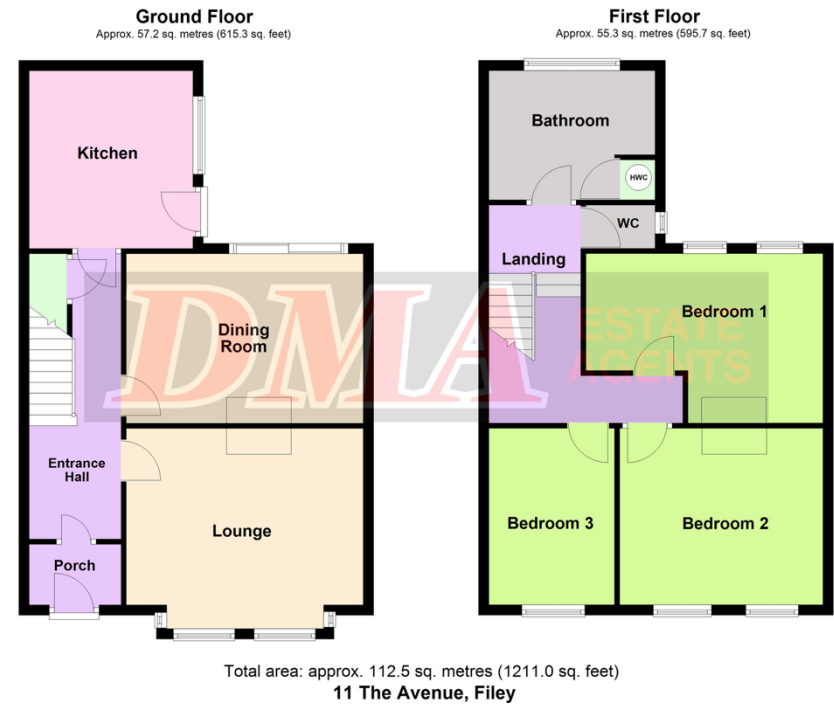
- * Spacious three double bedroom town house.
- * Located right in the centre of Filey.
- * Convenient for most amenities.
- * Sold including most furnishings.
- * New gas combination boiler
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Two reception rooms.
- * Dining kitchen.
- * Forecourt.
- * Rear yard with outside store.
- * Parking for one car to the rear.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Entrance Porch. Entrance Hall. Lounge. Dining Room. Dining Kitchen.
FIRST FLOOR:	Three Double Bedrooms. Large Bathroom. Separate WC.
OUTSIDE:	Forecourt. Rear yard. Outside store. Parking for one car.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



11 The Avenue, Filey - continued

BEDROOM THREE

3.43m x 2.44m (11'3" x 8'0")

Radiator. Upvc double glazed window.



OUTSIDE:

Forecourt. Enclosed rear yard. **Large brick STORE with light and power** housing new gas combination boiler. Parking space for one car.



Council Tax Band C.

DIRECTIONS:

From the DMA office follow the one way system round and go straight across Station Avenue onto Raincliffe Avenue. Turn left onto The Avenue and the property is located almost immediately on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

11 THE AVENUE, FILEY

Upvc Front Door to:

ENTRANCE HALL

Understairs cupboard. Radiator.



LOUNGE

4.57m x 3.40m into bay (15'0" x 12'2" into bay)

'Living Flame' gas fire with oak surround and inlaid decorative tiles. Two radiators. Upvc double glazed square bay window.



DINING ROOM / SITTING ROOM

4.57m x 3.35m (15'0" x 11'0")

Radiator. **Upvc double glazed sliding patio doors to the rear.**



/ continued over

BREAKFAST KITCHEN

3.61m x 3.23m (11'10" x 10'7")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Free standing island. Provision for tall 'fridge / freezer. Electric cooker point. Plumbing for automatic washing machine or dishwasher. Radiator. Upvc double glazed window. **Upvc double glazed door.**



FIRST FLOOR:

LANDING

Access to boarded loft with light via a pull-down ladder.



BATHROOM

3.23m x 2.36m (10'7" x 7'9")

Bath with 'Victorian' style taps and shower attachment and shower screen. Handbasin and wc. Airing cupboard with immersion heater. Radiator. Upvc double glazed tilt and turn window.



SEPARATE WC

Upvc double glazed window.



BEDROOM ONE

4.58m x 2.97m (15'0" x 9'9")

Radiator. Two upvc double glazed windows.



BEDROOM TWO

3.43m x 3.97m (11'3" x 13'1")

Radiator. Two upvc double glazed windows.

