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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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DMA ESTATE AGENTS

Ombudsman www.oea.co.uk

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

OFT Approved code | NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

17 HOPE STREET, FILEY YO14 9DJ



Freehold £159,950

FEATURES

* **Reduced for a quick sale.**
* **Ideal family home or investment property.**
* Large four bedroom town house.
* Located right in the town centre convenient for most amenities.
* Gas central heating to radiators.
* Upvc double glazing.
* Rear yard.
* **Sold with no onward chain.**
* **EPC Rating D.**
* Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Through Lounge / Dining Room. Kitchen.
FIRST FLOOR:	Two Bedrooms. Large Bathroom.
SECOND FLOOR:	Two Bedrooms.
OUTSIDE:	Rear yard. Utility room.

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

Upvc Double Glazed Front Door to:

ENTRANCE HALL

Radiator.





THROUGH LOUNGE / DINING ROOM **7.87m x 3.83m** (25'10" x 12'7")

Two radiators. Upvc double glazed window to the front. ***Upvc double glazed patio doors to Yard.***









/ continued over

KITCHEN
4.39m x 2.20m (14'5" x 7'3")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with work tops over. Matching wall cupboards. Built-in eye-level electric oven. Five burner gas hob with extractor fan over. Plumbing for dishwasher. Space for 'fridge / freezer. Understairs cupboard. Upvc double glazed window. ***Upvc rear door.***







Stairs to:

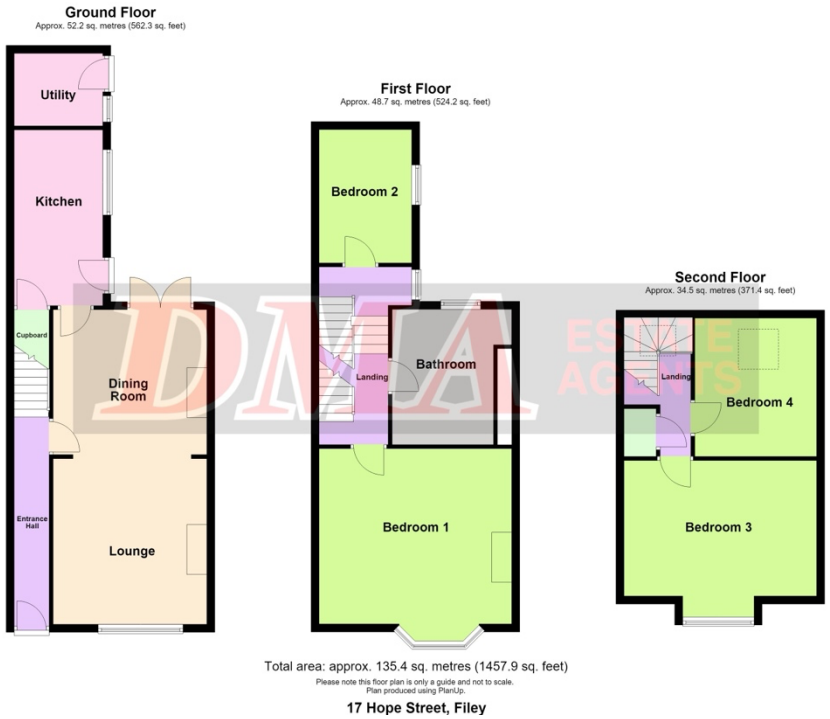
FIRST FLOOR:

LANDING

Upvc double glazed window.



Floor Plan:



BEDROOM ONE
4.80 x 4.39m (15'9" x 14'5")

Tall radiator. Upvc double glazed window.









BATHROOM
3.91m x 2.99m (12'10" x 9'10")

Large jacuzzi bath. Walk-in shower cubicle. Handbasin and wc. Tall linen cupboard. Inset spotlights. Fully tiled walls and floor. Chrome towel rail. Upvc double glazed window.

/ continued over

BEDROOM TWO **3.35 x 2.26m** (11'0" x 7'6")

Radiator. Upvc double glazed window.




Stairs to:

SECOND FLOOR:

LANDING

'Velux' window.

BEDROOM THREE **4.80 x 3.68m** (15'9" x 12'1")

Radiator. Upvc double glazed dormer window.




BEDROOM FOUR **3.47m x 3.04m** (11'5" x 10'0")

Radiator. 'Velux' window.




OUTSIDE:

Rear yard

EXTERNAL STORE / UTILITY ROOM

Inset sink and drainer and plumbing for automatic washing machine and tumble dryer. Light and power. Part tiled walls. Tiled floor.




DIRECTIONS:

From the DMA office turn left on Belle Vue Street and follow the one-way system round onto Belle Vue Crescent. Turn right onto Station Avenue. Continue onto Murray Street and then left onto Hope Street. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents