rightmove.co.uk
The UK's number one property website

OnTheMarket.com

Zoopla.co.uk

Scan Me

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

Ombudsman www.oea.co.uk

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

OFT Approved code

NAEA Estate Agents

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.

DMA ESTATE AGENTS

OPEN 7 DAYS

3A MARINERS TERRACE, FILEY YO14 9DP



Freehold £190,000

FEATURES

* Well presented two bed semi-detached cottage.
* Situated in Filey's Old Town.
* Convenient for the town centre, beach and amenities.
* Modern kitchen and bathroom.
* Gas central heating to radiators.
* Upvc double glazing.
* Enclosed private rear yard.
* **Sold with no onward chain.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Composite Rear Door to Kitchen / Diner. Lounge.
FIRST FLOOR:	Two Bedrooms. Bathroom.
OUTSIDE:	Small forecourt. Rear yard.

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. 58.9 sq. metres (634.0 sq. feet)

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

3A Mariners Terrace, Filey

Composite Rear Door to:

KITCHEN / DINER **3.75m x 3.32m** (12'4" x 10'11")

Inset white sink and drainer. Excellent range of base cupboards with new oak doors with worktops over. Matching wall cupboards. Cupboard housing combination boiler to radiators. Built-in oven and electric hob. Radiator. Inset spotlights. Upvc double glazed window. ***Solid oak door to Lounge.***





LOUNGE
4.87m x 3.65m (16'0" x 12'0")

Electric stove effect fire set in a natural stone surround with oak mantle. Wall lights. Laminate flooring. Radiator. Upvc double glazed bow window.







/ continued over

Open stairs to FIRST FLOOR:

LANDING

Pull-down ladder to boarded loft with feature porthole window.



BEDROOM ONE **3.70m x 3.32m** (12'2" x 10'11")

Laminate floor. Radiator. Upvc double glazed windows.





BEDROOM TWO **3.75m x 2.33m** (12'4" x 7'8")

Laminate floor. Radiator. Two upvc double glazed windows.





BATHROOM
1.75m x 1.42m (5'9" x 4'8")

Bath with mixer shower over and screen. Handbasin and wc. Tiled walls. Inset spotlights. Heated towel rail. Upvc double glazed window.



OUTSIDE:

Forecourt. Enclosed rear yard.





Council Tax Band **B.**

DIRECTIONS:

On foot from the DMA office turn right and then left onto John Street. Turn left onto Murray Street then first right onto Hope Street. Mariners Terrace is located just to the right at the end of Hope Street on the far side of Mitford Street. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents