



**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](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE AGENTS



68 WEST AVENUE, FILEY YO14 9BE



Freehold £269,500

### FEATURES

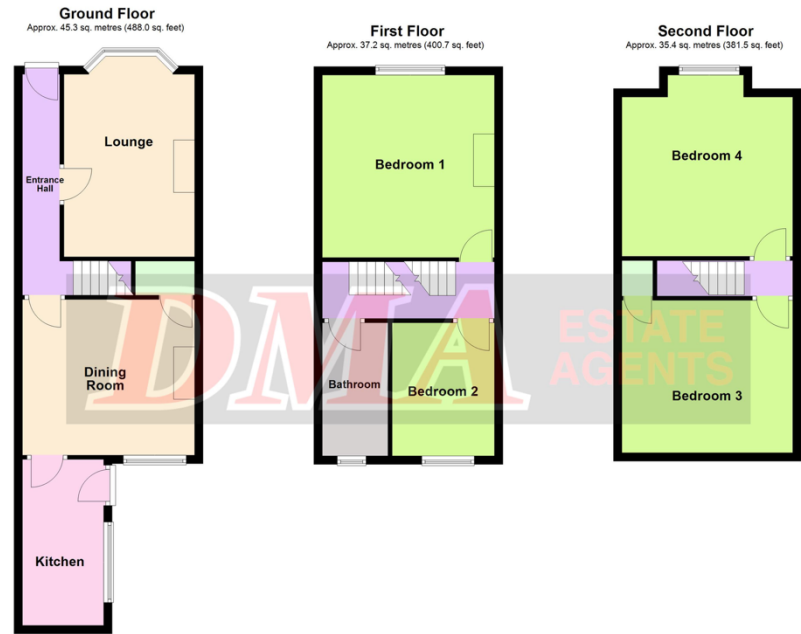
- \* Four bedroom town house.
- \* Conveniently located close to Glen Gardens, town centre and the beach.
- \* Upvc double glazing.
- \* Gas central heating to radiators (boiler installed 2022 – 6 years left on warranty).
- \* Two reception rooms.
- \* Modern kitchen and bathroom.
- \* Long rear garden with patio area.
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Hall. Lounge. Dining Room. Kitchen.
FIRST FLOOR:	Two Bedrooms. Bathroom.
SECOND FLOOR:	Two Bedrooms.
OUTSIDE:	Forecourt. Long rear garden.

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:**



Total area: approx. 118.0 sq. metres (1270.2 sq. feet)

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

**68 West Avenue, Filey**

**BEDROOM FOUR**

**4.17m x 3.81m** (13'8" x 12'6")

Radiator. Upvc double glazed window.



**OUTSIDE:**

Forecourt. Long rear garden. Two **SHEDS**, both **3.04m x 1.82m** (10'0" x 6'0"). **GREENHOUSE**.



**Council Tax Band C.**

**DIRECTIONS:**

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the right hand just before Glen Gardens.

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

**Upvc Front Door to:**

**ENTRANCE HALL**

Tiled floor. Radiator.



**LOUNGE**

**4.36m x 3.12m** (14'4" x 10'3")

Inset 'coal effect' gas fire in traditional style fireplace. Radiator. Upvc double glazed bay window.



**DINING ROOM**

**3.71m x 4.11m into alcove)**  
(12'2" x 13'6" into alcove)

Multi-fuel log burner. Understairs cupboard. Fitted top cupboards. Provision for two tall 'fridge / freezer. Radiator. Upvc double glazed window.



## KITCHEN

**3.91m x 1.91m** (12'10" x 6'4")

Inset white ceramic sink and drainer. Base units with wooden worktops over. Matching wall cupboards. Gas hob extractor hood over. Built-in electric oven. Plumbing for automatic washing machine and dishwasher. Tiled floor. Radiator. Upvc double glazed window.



## FIRST FLOOR:

### LANDING



### BEDROOM ONE

**4.11m x 3.75m** (13'6" x 12'4")

Feature fireplace. Radiator. Upvc double glazed window.



### BEDROOM TWO

**3.05m x 2.44m** (10'0" x 8'0")

Radiator. **Upvc double glazed window with pleasant views over rear garden.**



### BATHROOM

**3.04m x 1.60m** (10'0" x 5'3")

Bath with rain shower over. Handbasin and wc. Airing cupboard housing central heating boiler (installed 2022 – 6 years left on warranty). Chrome ladder radiator. Laminated floor. Upvc double glazed window.

## SECOND FLOOR:

### BEDROOM THREE

**4.11m x 3.58m** (13'6" x 11'9")

Walk-in cupboard. Blackout shutters. Radiator. Upvc double glazed window.

