



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



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DMA

ESTATE AGENTS



1 ASHLEY COURT, FILEY YO14 9LS



Freehold £264,000

FEATURES

- * Recently refurbished and modernised spacious three bedroom end terrace house.
- * Located in a popular much sought after quiet cul-de-sac convenient for town centre and schools.
- * Upvc double glazed windows.
- * Gas central heating to radiators.
- * Extended kitchen / diner.
- * Downstairs wc.
- * En-suite to master bedroom.
- * Vehicular access to the rear with off street parking for up to three cars.
- * Rear court yard garden.
- * Garage.
- * **EPC Rating: C.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge.
 Extended Kitchen / Diner. Downstairs WC.
 FIRST FLOOR: Three Bedrooms (one with en-suite). Bathroom.
 OUTSIDE: Front and rear gardens. Garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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1 ASHLEY COURT, FILEY

Upvc Front Door to:

ENTRANCE HALL

Large cupboard housing 'Ideal' combination boiler. Radiator.



SEPARATE WC
1.62m x 0.78m (5'4" x 2'7")

Handbasin. Radiator.

KITCHEN
3.47m x 2.97m (11'5" x 9'9")

Inset stainless steel sink and drainer. Base cupboards with work tops over. Matching wall cupboards. Built-in oven. Induction hob with extractor fan above. Provision for tall 'fridge / freezer. Plumbing for automatic washing machine and dishwasher. Laminate flooring. Inset spotlights. Plinth heater. Upvc double glazed window. **Upvc double glazed patio doors to garden.**



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DINING AREA

3.20m x 2.97m (10'6" x 9'9")

Inset spotlights. Radiator. Upvc double glazed window.



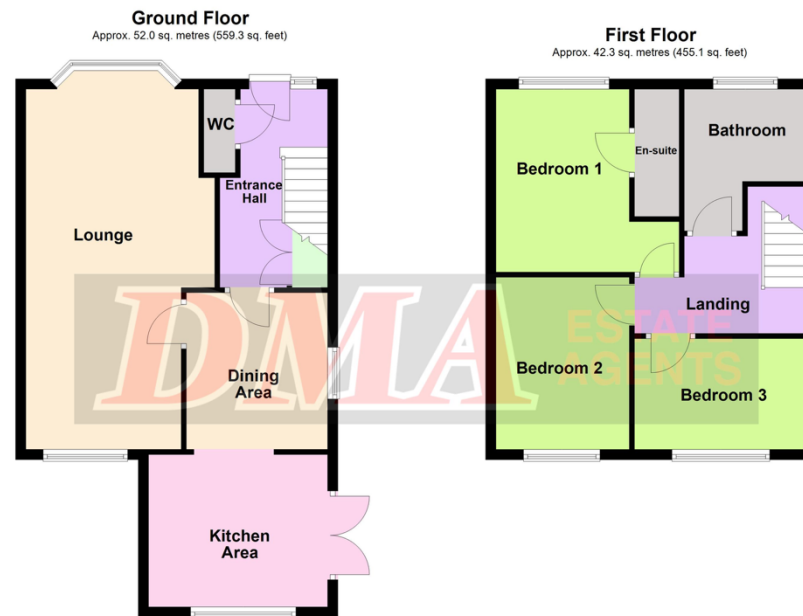
LOUNGE

7.18m x 3.024m (23'7" x 9'11")

Electric stove. Inset spotlights. Two radiators. Upvc double glazed window and upvc double glazed front bay window.



Floor Plan:



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

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

1 Ashley Court, Filey

1 Ashley Court, Filey - continued



FIRST FLOOR:

LANDING

Inset spot lights. Upvc double glazed window. **Loft access.**



Council Tax Band C.

DIRECTIONS:

From the DMA office turn left along Belle Vue Street and follow the one-way system across onto Belle Vue Crescent. Turn left onto Station Avenue and right at the roundabout onto Station Road. At the mini-roundabout turn sharp left onto West Road and Ashley Court is the second turning on the right. The property is located on the left hand side.



BEDROOM ONE
3.47m x 3.40m (11'5" x 11'2")

Radiator. Upvc double glazed window.

Viewing strictly by appointment only through DMA Estate Agents

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ENSUITE SHOWER ROOM

2.46m x 0.88m (8'1" x 2'11")

Shower cubicle with mixer shower. Handbasin and wc. Ladder radiator.



BEDROOM TWO

3.45m x 2.99m (11'4" x 9'11")

Radiator. Upvc double glazed window.



BEDROOM THREE

3.56m x 2.36m (11'9" x 7'9")

Radiator. Upvc double glazed window.



BATHROOM

2.94m x 2.15m (9'8" x 7'1")

Bath, handbasin and wc. Radiator. Upvc double glazed window. Storage cupboard.



OUTSIDE:

Front garden. **GARAGE 4.80m x 2.43m** (15'9" x 8'0") with light and power. Vehicular access to the rear from the Croft with off street parking for up to three cars. Rear court yard garden.

