



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.

DMA

ESTATE
AGENTS



30 WEST VALE, FILEY YO14 9AY



Freehold £125,000

FEATURES

- * Two bedroom bungalow.
- * Located on a small development in the centre of Filey.
- * Convenient for most amenities.
- * Electric night storage heating.
- * Upvc double glazing.
- * Rear yard.
- * **Sold with no onward chain.**
- * **EPC Rating: E.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

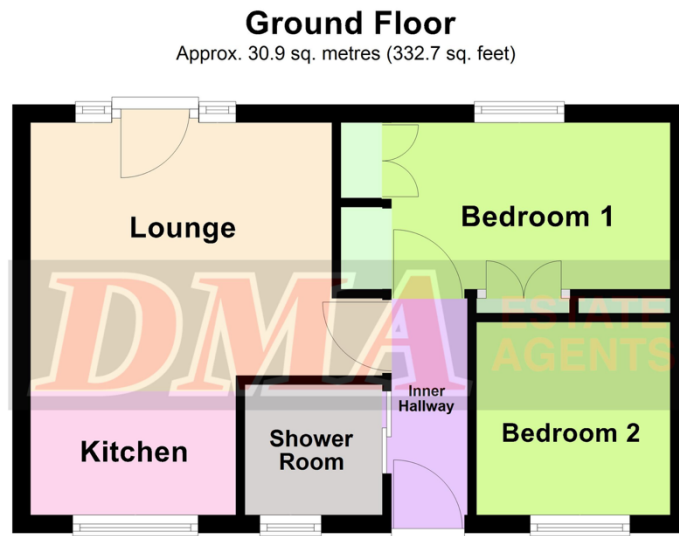
INTERNAL:	Upvc Front Door to Lounge. Kitchen. Two Bedrooms. Shower Room
OUTSIDE:	Rear yard.

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

30 WEST VALE, FILEY

Upvc Front Door to:

FLOOR PLAN:



Total area: approx. 30.9 sq. metres (332.7 sq. feet)

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

30 West Vale, Filey

LOUNGE

3.35m x 3.00m (11'0" x 9'10")

Night storage heater. Wall light. Two upvc double glazed windows.



KITCHEN

2.29m x 1.07m (7'6" x 3'6")

Inset stainless steel sink and drainer. Electric cooker point. Plumbing for automatic washing machine. Base units with worktops over. Matching wall cupboards. Provision for 'fridge/freezer. Upvc double glazed window. Extractor fan.



/ continued over

INNER HALL

Night storage heater. **Upvc rear door.**



BEDROOM ONE

3.66m x 1.85m (12'0" x 6'1")

Two built-in cupboards. Top cupboards and shelving. Night storage heater. Upvc double glazed window.



BEDROOM TWO

2.20m x 2.15m (7'1" x 7'2")

Built-in shelving. Night storage heater. Upvc double glazed window.

SHOWER ROOM

1.68m x 1.55m (5'0" x 5'1")

Shower cubicle with electric shower. Handbasin in vanity unit and wc. Tiled walls. Upvc double glazed window. **Loft access.**



OUTSIDE:

Enclosed rear yard. Three **SHEDS.**



Council Tax Band

A.

DIRECTIONS:

From the DMA office turn left and proceed to West Avenue. Turn left and West Vale is the first turning on the right just before the church. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents