



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



1 MELVILLE COURT, FILEY YO14 9LH



Leasehold £250,000

FEATURES

- * Spacious three bedroom first floor purpose built apartment.
- * Built to a high standard in the 1980's.
- * Convenient for Glen Gardens, the Crescent, beach and just a short walk into Filey's town centre.
- * Electric night storage heating.
- * Upvc double glazed windows.
- * Secure entry system to front door.
- * Communal launderette.
- * Caretaker.
- * Fire escape.
- * Communal patio area.
- * Parking for one car.
- * **EPC Rating: E.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal Door to Communal Entrance Foyer.
Communal Laundry Room.

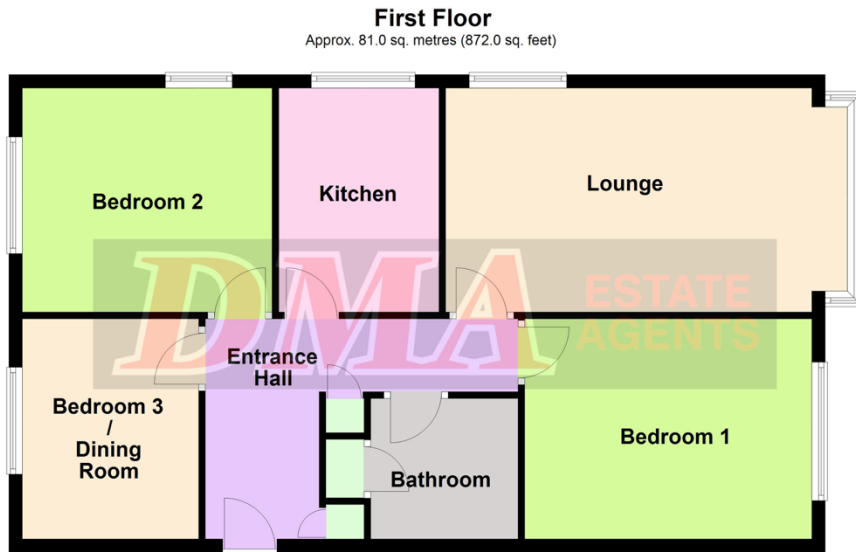
Lift and Stairs to all floors.

FIRST FLOOR: Hall with doors to Fire Escape and Patio Area.
Entrance Hall. Lounge. Kitchen. Three Bedrooms.
Bathroom.

OUTSIDE: Communal patio area. Allocated parking for one car.

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. 81.0 sq. metres (872.0 sq. feet)

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

1 Melville Court, Filey

Council Tax Band C.

DIRECTIONS:

From the DMA office turn left and continue on Belle Vue Street. Take the first left onto West Avenue and proceed along towards the Golf Club. Turn left onto Southdene. Turn right at the end of Southdene and South Crescent Road. Melville Court is found on the left.

Viewing strictly by appointment only through DMA Estate Agents

Communal Front Door (with secure entry system) to:

COMMUNAL ENTRANCE FOYER

Lift and stairs to:

FIRST FLOOR:

LANDING

Access to patio area and fire escape.

Own Door to:

ENTRANCE HALL

Electric radiator.



LOUNGE

5.48m x 3.35m (18'0" x 11'0")

Electric free standing 'stove effect' fire set in 'Adams' style fireplace with marble surround. Electric radiator. Upvc double glazed window. Upvc double glazed square bay window.



BEDROOM ONE

4.26m x 3.30m (14'0" x 10'10")

Built-in wardrobes. Electric radiator. Upvc double glazed window.



BEDROOM TWO

3.73m x 3.35m (12'3" x 11'0")

Electric radiator. Upvc double glazed rear and side windows.



BATHROOM

Bath with shower over. Handbasin and wc. Cupboard housing hot water tank. Fully tiled walls and floor.



BEDROOM THREE / DINING ROOM

3.35m x 2.64m (11'0" x 8'8")

Electric radiator. Upvc double glazed window.

KITCHEN

3.30 x 2.38m (10'10" x 7'10")

Inset stainless steel sink and drainer. Modern base cupboards with marble effect work tops over. Matching wall cupboards. Plumbing for automatic washing machine and dishwasher. Electric cooker point with extractor hood over. Space for tall 'fridge / freezer. Upvc double glazed window.



OUTSIDE:

Communal patio area. Allocated parking for one car.

