



#### 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



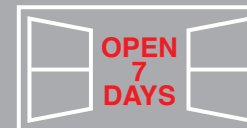
Proprietors: **David Mansfield ATTON** FNAEA.  
**Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



15 NORMAN CRESCENT, FILEY YO14 9AP



Freehold £210,000

#### FEATURES

- \* **An ideal investment property.**
- \* Large three storey house, presently converted into two self contained apartments.  
A two bedroom ground floor and a two bedroom first floor maisonette.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Parking to the rear.
- \* **Sold with no onward chain.**
- \* **EPC Rating: C (GFF)**
- \* **EPC Rating: F (FFF).**
- \* Viewing recommended.

#### ACCOMMODATION IN BRIEF

Communal Front Door to: Communal Entrance Hall.

##### GROUND FLOOR FLAT

Own door to: Entrance Hall. Kitchen. Lounge. Two bedrooms.  
Shower Room. Conservatory.

##### FIRST FLOOR MAISONETTE

Stairs to own Front Door:

FIRST FLOOR: Kitchen. Lounge. Bathroom. Study.

Stairs to:

SECOND FLOOR: Two Bedrooms.

OUTSIDE:

Forecourt. Fire escape. Parking to the rear.

**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)**



15 NORMAN CRESCENT, FILEY

***Communal Front Door to:***

**COMMUNAL ENTRANCE HALL**

**GROUND FLOOR FLAT**

***Own Door to:***

**LOUNGE**  
**4.34m x 3.48m (14'3" x 11'5")**

Electric fire set in modern fireplace. Radiator. Upvc double glazed bay window.



**BEDROOM ONE**  
**3.60m x 2.74m (11'10" x 9'0")**

Radiator. Upvc double glazed window.

**INNER HALL**

Understairs cupboard. Radiator.

*/ continued over*

## KITCHEN

3.20m x 2.26m (10'6" x 7'5")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Electric cooker point with extractor hood over. Radiator.



## INNER HALL

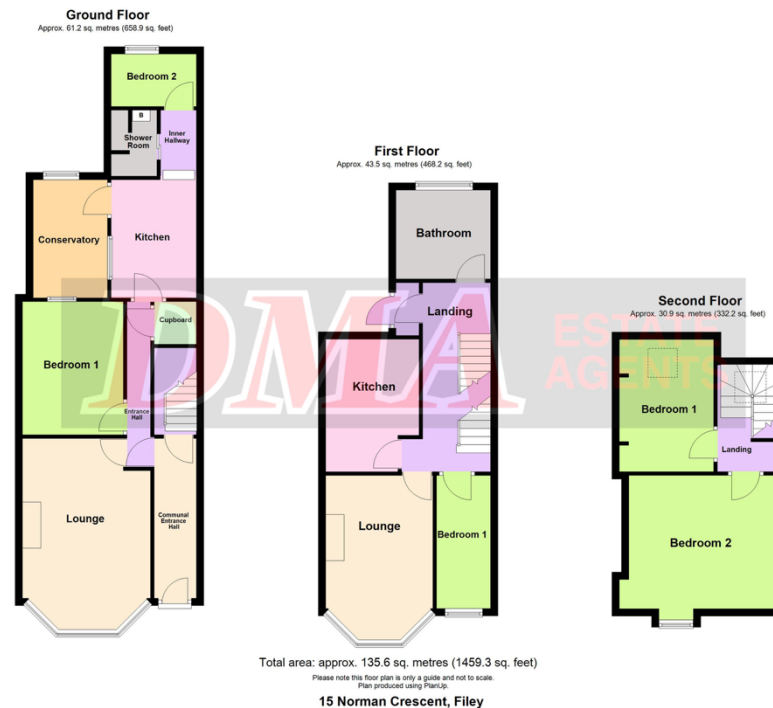


## BEDROOM TWO

2.29m x 1.42m (7'6" x 4'8")

Radiator. Upvc double glazed window.

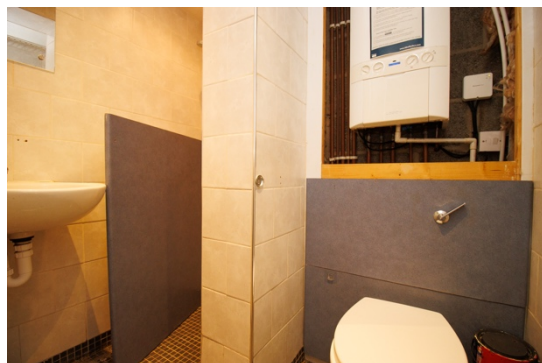
## Floor Plan:



## SHOWER ROOM

1.77m x 1.29m (5'10" x 4'3")

Shower. Handbasin and wc. Gas combination boiler. Tiled walls. Towel radiator.



**OUTSIDE:**

Parking space to the rear.

**Council Tax Band:**        **A.**

**DIRECTIONS:**

From the DMA office follow the one-way system round turning left onto Station Avenue and then right at the roundabout onto Station Road. At the mini-roundabout turn sharp left onto West Road and then left again onto Norman Crescent. The property is located on the right hand side.

**CONSERVATORY**  
**3.35m x 2.16m** (11'0" x 7'1")

Plumbing for automatic washing machine.



**Council Tax Band:**        **A.**

**OUTSIDE:**

Forecourt. Parking space to the rear.

**FIRST FLOOR MAISONETTE**

***Own Door:***



**HALF LANDING**

***Upvc door to Fire Escape.***

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



## BATHROOM

Bath. Shower cubicle. Handbasin and wc.



## LOUNGE

4.47m x 2.90m (14'8" x 9'6")

Electric fire. Radiator. Upvc double glazed bay window.

## KITCHEN

3.60m x 3.00m (11'10" x 9'10")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Cooker point with extractor hood over. Plumbing for automatic washing machine. Radiator. Upvc double glazed window.



## OFFICE / STUDY

3.60m x 1.60m (11'10" x 5'3")

Radiator. Upvc double glazed window.

## Stairs to:

## LANDING

'Velux' window.



## SECOND FLOOR



## BEDROOM ONE

3.58m x 2.67m (14'8" x 9'6")

Radiator. 'Velux' window.

## BEDROOM TWO

4.50m x 3.58m (14'9" x 11'9")

Radiator. Upvc double glazed dormer window.

