



### 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.

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

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# DMA

ESTATE  
AGENTS



15 NORMAN CRESCENT, FILEY YO14 9AP



Freehold OIRO £200,000

### 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.

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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

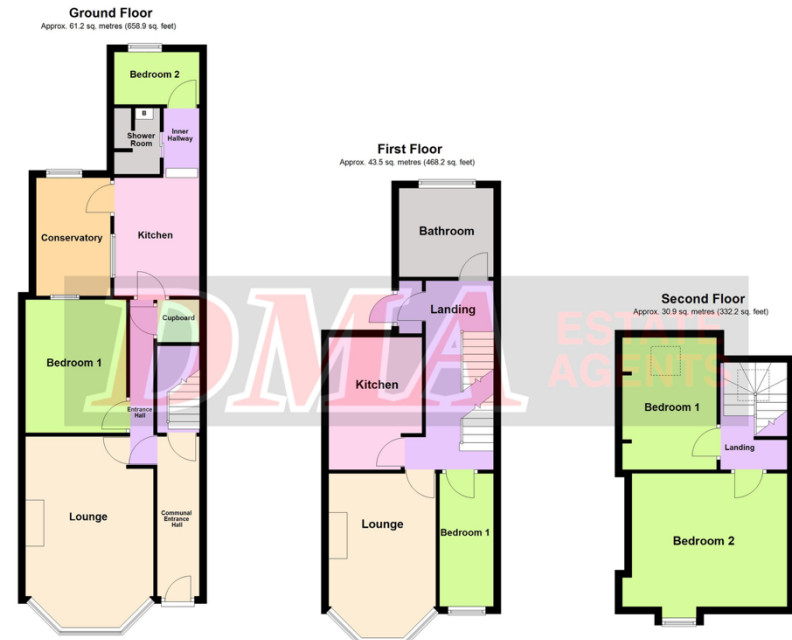


### BEDROOM TWO

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

Radiator. Upvc double glazed window.

### Floor Plan:



Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

Please note this floor plan is only a guide and not to scale.  
Plan produced using Planit3p.

15 Norman Crescent, Filey

### 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.



**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.***

**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.

**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.

