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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.*

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DMA ESTATE AGENTS

COMMERCIAL SALES

Ombudsman www.oea.co.uk

Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

OFT Approved code

NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

15 NORMAN CRESCENT, FILEY YO14 9AP

Freehold OIRO £195,000

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 to ground floor flat.
* 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
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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.

/ continued over

INNER HALL

Understairs cupboard. Radiator.

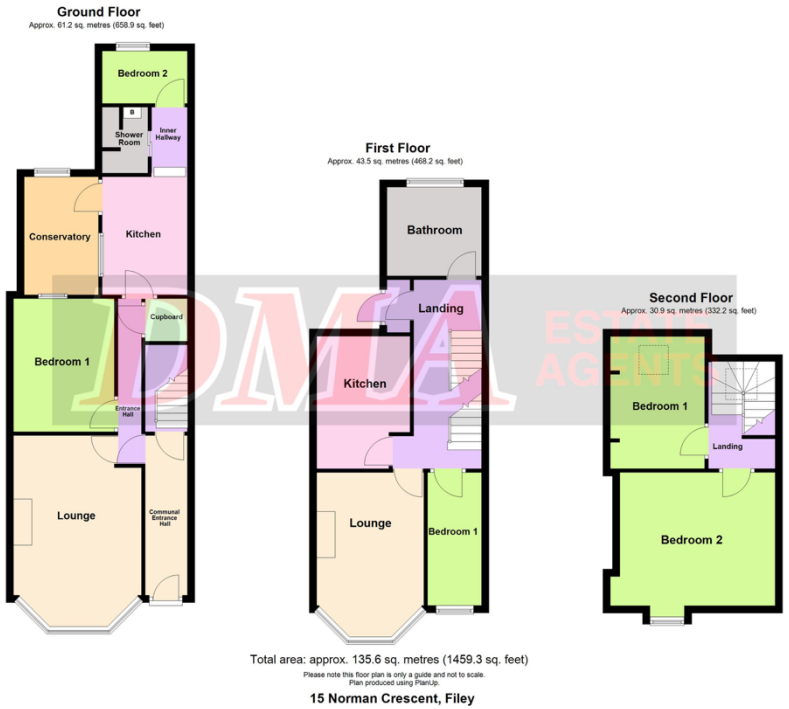
KITCHEN **3.20m x 2.26m** (10'6" x 7'5")

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

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

Radiator. Upvc double glazed window.

Floor Plan:



BEDROOM TWO **4.50m x 3.58m** (14'9" x 11'9")

Radiator. Upvc double glazed dormer window.

OUTSIDE:

Parking 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.

Viewing strictly by appointment only through DMA Estate Agents

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

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

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.

/ continued over

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. Electric central heating boiler. 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.

/ continued over