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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.*

RESIDENTIAL SALES

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

FLAT 1, 57 WEST AVENUE, FILEY YO14 9AX

Leasehold £120,000

FEATURES

* **Ideal for first time buyers.**
* Two bedroom ground floor apartment.
* Suitable for rental or holiday lets.
* Located right in the centre of Filey.
* Gas central heating to radiators.
* Double glazed windows.
* Forecourt and rear yard.
* **Sold with no onward chain.**
* **EPC Rating: D.**
* Viewing is recommended.

ACCOMMODATION IN BRIEF

OUTSIDE:	Communal Door to Entrance Hall.
Own Door to:	Entrance Hall. Lounge. Kitchen. Shower Room. Two bedrooms.
INTERNAL:	Forecourt and rear yard.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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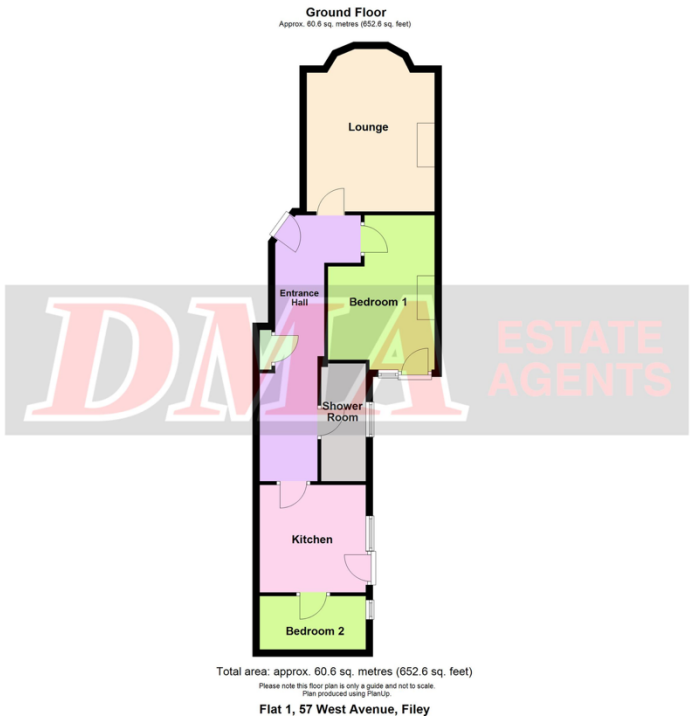
Floor Plan:



DMA ESTATE AGENTS

Communal Door to **ENTRANCE HALL**

Own Door to :

ENTRANCE HALL

Understairs cupboard. Laminate flooring. Radiator.

LOUNGE **3.73m x 3.73m** (12'3" x 12'3")

Electric fire in modern surround. Radiator. Laminate flooring. Leaded double glazed bay window in timber frame.

/ continued over

BEDROOM ONE **4.52m max x 3.28m** (14'10" max 10'9")

Radiator. ***Door to Rear Yard.***

SHOWER ROOM

Double shower cubicle with 'Mira Sprint' electric shower, handbasin and wc. Chrome ladder radiator. Double glazed window in timber frame.

KITCHEN **3.25m x 2.87m** (10'8" x 9'5")

Inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Gas combination 'Ideal' boiler. Radiator. Gas cooker point. Plumbing for automatic washing machine. Provision for 'fridge/freezer. Window in timber frame. ***Rear door.***

BEDROOM TWO
2.92m x 1.80m (9'7" x 5'11")

Radiator. Upvc double glazed window.

OUTSIDE:

Forecourt and rear yard.

TENURE:

Leasehold	999 years from 1998.
Maintenance:	£50 pcm.

Council Tax Band **A.**

DIRECTIONS:

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents