



**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



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



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.

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

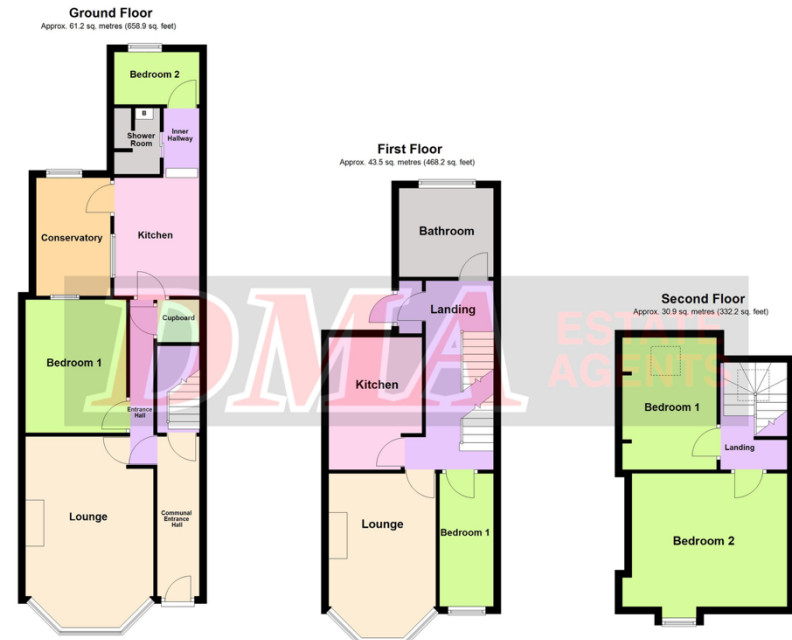


### BEDROOM TWO

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

Radiator. Upvc double glazed window.

### Floor Plan:



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 Planclip.

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.

