



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



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5 THE CROFT, FILEY YO14 9LT



Freehold £220,000

FEATURES

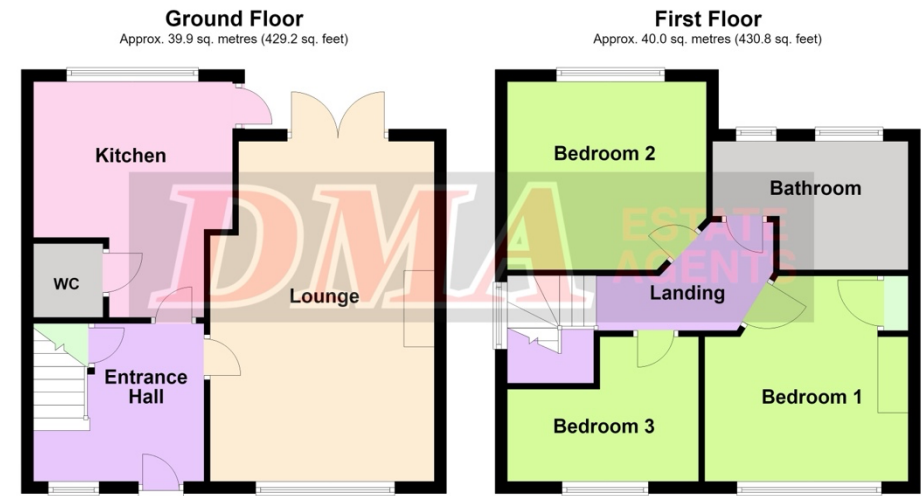
- * Fully renovated to a very high standard three bedroom semi-detached house.
- * Conveniently located for most amenities and town centre.
- * Gas central heating.
- * Upvc double glazed windows.
- * Modern kitchen and bathroom.
- * Downstairs WC.
- * Re-wired.
- * Front garden and enclosed low maintenance rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Spacious Entrance Hall. Lounge / Dining Room.
Kitchen. Downstairs WC.
FIRST FLOOR: Three Bedrooms. Bathroom.
OUTSIDE: Front garden. Off road parking. Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Total area: approx. 79.9 sq. metres (860.0 sq. feet)

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

5 The Croft, Filey

5 The Croft, Filey - continued

BEDROOM THREE
2.46m x 2.39m (8'1" x 7'10")

Radiator. Upvc double glazed window.



OUTSIDE:

Gravelled easily maintained front garden. Off road parking. Enclosed low maintenance back garden. **SHED.**



Council Tax Band B.

DIRECTIONS:

From the DMA office proceed along Belle Vue Street. Follow the one-way system round turning left onto Station Avenue and turn right at the roundabout. Continue across the mini-roundabout towards Scarborough and The Croft is the first turning on the left. The property is located the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

5 THE CROFT, FILEY

Composite Front Door to:

ENTRANCE HALL

Radiator. Understairs cupboard. Upvc double glazed window.



SEPARATE WC
4.11m x 3.4m (1'52" x 1'04")

Handbasin and wc 2-1 unit. Upvc double glazed window.

KITCHEN

3.15m x 3.10m (10'4" x 10'2")

Deep glazed 'Belfast style' sink. Base cupboards with worktops over. Matching wall units. Induction hob. Built-in electric oven. Integrated dishwasher and automatic washing machine. Cupboard housing 'new' gas combination oiler. Tall radiator. Inset spotlights. Upvc double glazed windows. **Upvc rear door to the garden.**



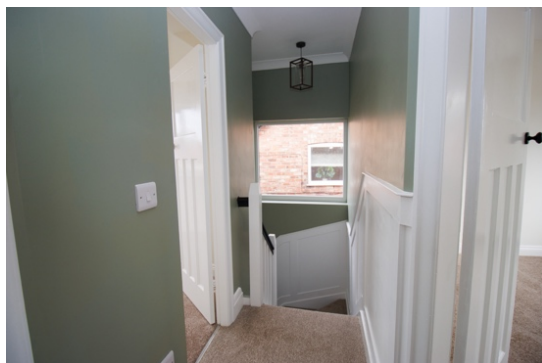
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LOUNGE / DINING ROOM
5.51m x 3.71m (18'1" x 12'2")

'Living flame' gas fire set in cast iron fireplace with inlaid tiles and pine surround. Radiator. Upvc double glazed window. **Upvc patio doors to the rear garden.**



FIRST FLOOR:



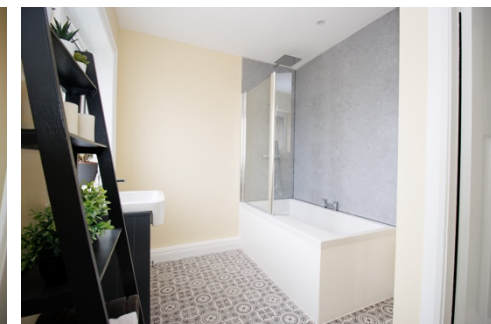
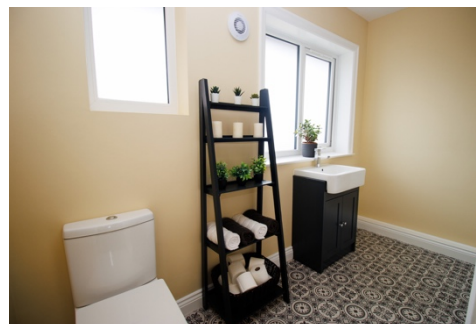
LANDING

Upvc double glazed window. **Loft access.**

BATHROOM

3.07m x 2.18m (10'1" x 7'2")

Bath with mixer shower and rain shower over and screen. Handbasin in vanity unit and wc. Chrome ladder. Radiator. Inset spotlights. Two upvc double glazed windows.



BEDROOM ONE

3.71m x 3.2m (12'2" x 10'6")

Original cast iron fireplace. Built-in cupboard. Radiator. Upvc double glazed window.



BEDROOM TWO

3.12m x 3.12m (10'3" x 10'3")

Radiator. Upvc double glazed window.

