



**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



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# DMA

ESTATE AGENTS



1 THE AVENUE, FILEY YO14 9AG



Freehold £199,950

### FEATURES

- \* Four bedroom end terrace house.
- \* Conveniently located for the town centre and most amenities.
- \* Upvc double glazed windows.
- \* Electric night storage heaters.
- \* Separate formal dining room.
- \* Parking to the rear.
- \* **Sold with no onward chain.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Dining Room. Kitchen.

FIRST FLOOR: Four Bedrooms. Bathroom.

OUTSIDE: Forecourt. Rear yard with parking for one car.

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)



1 THE AVENUE, FILEY

***Front Door to:***

**ENTRANCE PORCH**

Night storage heater.

**ENTRANCE HALL**

Night storage heater.



**DINING ROOM**

**4.21m x 4.11m (13'10" x 13'6")**

'Living flame' gas fire in mahogany surround with tiled back and hearth. Wall lights. Upvc double glazed bay window.



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## LOUNGE

5.28m x 3.86m (17'4" x 12'8")

Night storage heater. Upvc double glazed side bay window.



## KITCHEN

3.83m x 2.97m (12'7" x 9'9")

Inset stainless steel sink, vegetable sink and drainer. Base units with worktops over. Matching wall cupboards. Electric cooker point. Provision for 'fridge. Quarry tiled floor. Night storage heater. Upvc double glazed window. **Upvc rear door.**



## LARGE STORE CUPBOARD

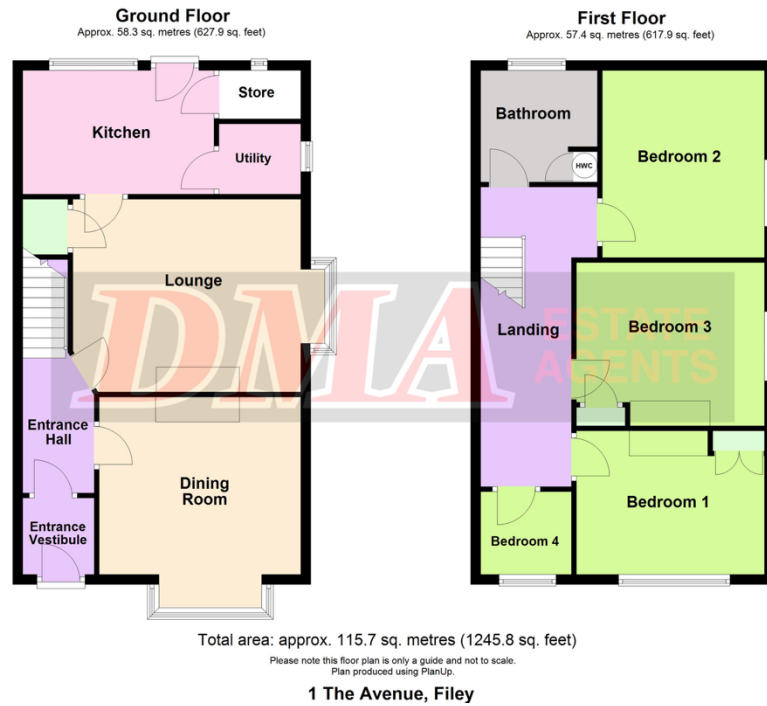
Upvc double glazed window.

## UTILITY ROOM

Base cupboards with worktops over. Upvc double glazed window.



**Floor Plan:**



**FIRST FLOOR:**

**LANDING**



**BATHROOM**  
2.23m x 2.13m (7'4" x 7'0")

P-shaped bath with shower over and screen. Handbasin and wc. Airing cupboard. Chrome ladder radiator. Upvc double glazed window.



**BEDROOM ONE**  
3.14m x 2.97m (10'4" x 9'9")

Built-in cupboard. Night storage heater. Upvc double glazed window.

**BEDROOM TWO**  
**3.75m x 3.47m** (12'4" x 11'5")

Built-in cupboard. Night storage heater. Upvc double glazed window.



**BEDROOM THREE**

**4.03m x 3.78m** (11'3" x 12'5")

Night storage heater. Upvc double glazed window.



**BEDROOM FOUR**  
**1.65m x 2.43m** (5'5" x 8'0")

Upvc double glazed window. **Access to loft.**

**OUTSIDE:**

Forecourt. Enclosed rear yard with parking.



**Council Tax Band**      **C.**

**DIRECTIONS:**

From the DMA office follow the one way system round and go straight across Station Avenue onto Raincliffe Avenue. Turn left onto The Avenue and the property is located on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**