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OFFICE HOURS:

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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

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Ombudsman www.oea.co.uk

Proprietors: David Mansfield ATTON FNAEA. Samantha ADDISON
www.dmaestateagents.co.uk
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NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

GROUND FLOOR FLAT, ST KITTS, 2 THE BEACH FILEY YO14 9LA



Leasehold £350,000

FEATURES

* Spacious three bedroom ground floor apartment.
* Located on the beach with superb views over Filey Bay.
* Gas central heating to radiators.
* Upvc double glazing.
* Modern fitted kitchen and bathroom.
* **Sold with no onward chain.**
* This is a superbly appointed apartment and viewing is very highly recommended.

ACCOMMODATION IN BRIEF

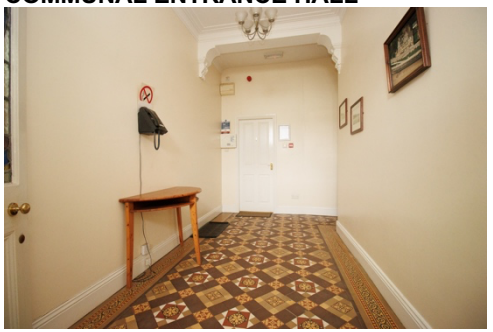
GROUND FLOOR:	Front Door to Entrance Porch. Communal Entrance Hall.
Own Door to:	Entrance Hall. Lounge. Kitchen. Three Bedrooms. Bathroom. Separate WC.
OUTSIDE:	Rear yard.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Front Door to Entrance Porch

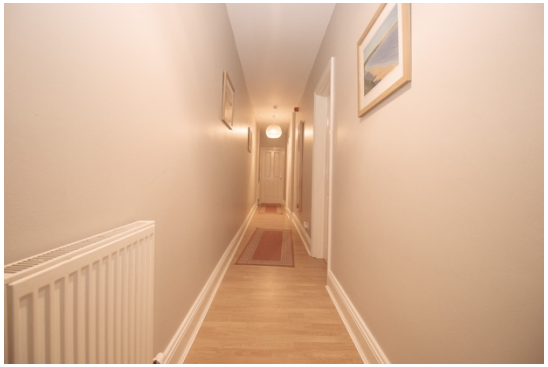
Door to:

COMMUNAL ENTRANCE HALL





Own Front Door to:



ENTRANCE HALL

Understairs cupboard. Laminate floor. Two radiators.

LOUNGE **4.90m x 4.29m** (16'1" x 14'1")

Coal effect gas fire set in pine surround. Laminate floor. Radiator. **Bay window with undisturbed sea views.**





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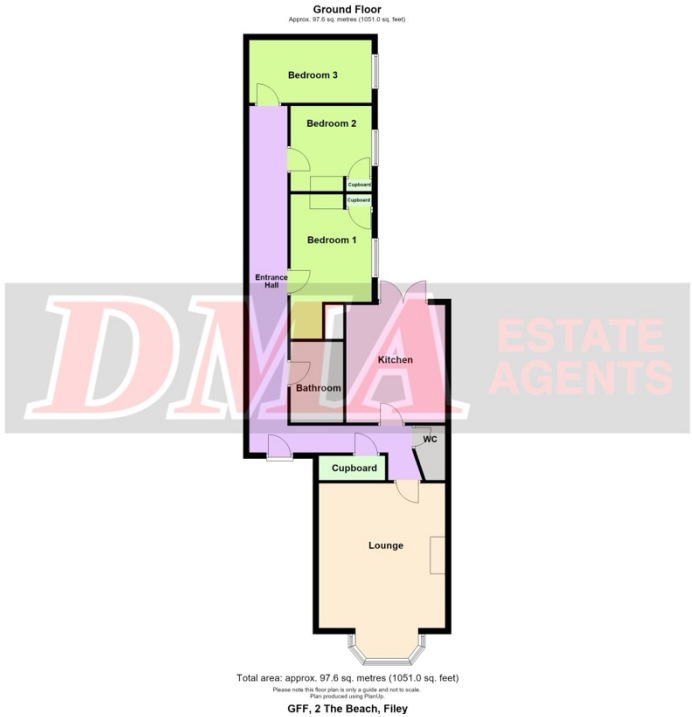








Floor Plan:


Ground Floor
Approx. 97.6 sq. metres (1051.0 sq. feet)
Bedroom 3
Bedroom 2
Cupboard
Cupboard
Bedroom 1
Entrance Hall
Kitchen
Bathroom
WC
Cupboard
Lounge
Total area: approx. 97.6 sq. metres (1051.0 sq. feet)
Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.
GFF, 2 The Beach, Filey









SEPARATE WC
1.85m x 0.91m (6'1" x 3'0")

Handbasin and wc. Extractor fan. Laminate floor. Upvc double glazed window.





KITCHEN
3.35m x 3.98m (11'0" x 13'1")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Two tall larder cupboards. Built-in electric double oven. Ceramic electric hob. Cupboard housing 'Ideal' gas combination boiler. Plumbing for automatic washing machine and dishwasher. Provision for 'fridge / freezer. Inset spotlights. Tall modern radiator. ***Upvc patio doors to yard.***





TENURE

Leasehold
Maintenance Approx £125.00 pa

DIRECTIONS:

From the DMA office turn left down Belle Vue Street bearing right at the end onto The Crescent. Towards the end of the Crescent turn left down Crescent Hill and follow the road round to the left and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

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BATHROOM **2.74m x 1.82m** (9'0" x 6'0")

Bath, handbasin and wc in vanity unit. Large walk-in shower with mixer shower. Inset spotlights. Extractor fan. Large chrome ladder radiator.





BEDROOM ONE
4.87m x 1.82m (16'0" x 9'0")

Built-in cupboard. Laminate floor. Radiator. Upvc double glazed window.







BEDROOM TWO
2.74m x 2.13m (9'0" x 7'0")

Built-in cupboard. Laminate floor. Radiator. Upvc double glazed window.



BEDROOM THREE **3.93m x 2.13m** (12'11" x 7'1")

Laminate floor. Radiator. Upvc double glazed window.





OUTSIDE:

Rear yard.



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