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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.*
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* *Dedicated sales progression.*
* *Prominent town centre location.*
* *Modern walk-round self selection display.*

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Ombudsman www.oea.co.uk

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

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DMA ESTATE AGENTS

OPEN 7 DAYS

1 ASHLEY COURT, FILEY YO14 9LS



Freehold £250,000

FEATURES

* Recently refurbished and modernised spacious three bedroom end terrace house.
* Located in a popular much sought after quiet cul-de-sac convenient for town centre and schools.
* Upvc double glazed windows.
* Gas central heating to radiators.
* Extended kitchen / diner.
* Downstairs wc.
* En-suite to master bedroom.
* Vehicular access to the rear with off street parking for up to three cars.
* Rear court yard garden.
* Garage.
* **EPC Rating: C.**
* Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Extended Kitchen / Diner. Downstairs WC.
FIRST FLOOR:	Three Bedrooms (one with en-suite). Bathroom.
OUTSIDE:	Front and rear gardens. Garage.

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



ENTRANCE HALL

Large cupboard housing 'Ideal' combination boiler. Radiator.



SEPARATE WC
1.62m x 0.78m (5'4" x 2'7")

Handbasin. Radiator.

KITCHEN
3.47m x 2.97m (11'5" x 9'9")



Inset stainless steel sink and drainer. Base cupboards with work tops over. Matching wall cupboards. Built-in oven. Induction hob with extractor fan above. Provision for tall 'fridge / freezer. Plumbing for automatic washing machine and dishwasher. Laminate flooring. Inset spotlights. Plinth heater. Upvc double glazed window. ***Upvc double glazed patio doors to garden.***

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DINING AREA **3.20m x 2.97m** (10'6" x 9'9")

Inset spotlights. Radiator. Upvc double glazed window.



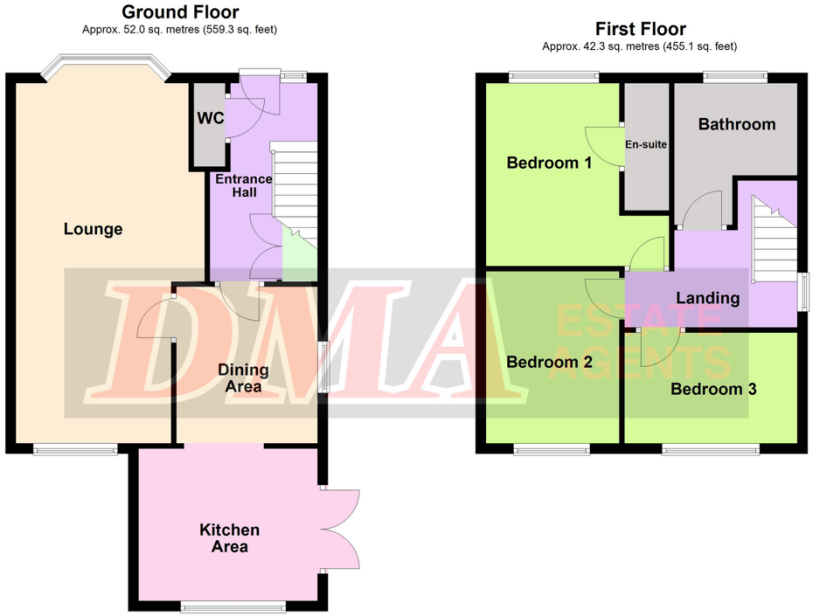


LOUNGE
7.18m x 3.024m (23'7" x 9'11")

Electric stove. Inset spotlights. Two radiators. Upvc double glazed window and upvc double glazed front bay window.



Floor Plan:



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

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

1 Ashley Court, Filey





Council Tax Band C.

DIRECTIONS:

From the DMA office turn left along Belle Vue Street and follow the one-way system across onto Belle Vue Crescent. Turn left onto Station Avenue and right at the roundabout onto Station Road. At the mini-roundabout turn sharp left onto West Road and Ashley Court is the second turning on the right. The property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents





FIRST FLOOR:

LANDING

Inset spot lights. Upvc double glazed window. ***Loft access.***





BEDROOM ONE
3.47m x 3.40m (11'5" x 11'2")

Radiator. Upvc double glazed window.

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ENSUITE SHOWER ROOM **2.46m x 0.88m** (8'1" x 2'11")

Shower cubicle with mixer shower. Handbasin and wc. Ladder radiator.




BEDROOM TWO **3.45m x 2.99m** (11'4" x 9'11")

Radiator. Upvc double glazed window.




BEDROOM THREE
3.56m x 2.36m (11'9" x 7'9")

Radiator. Upvc double glazed window.



BATHROOM **2.94m x 2.15m** (9'8" x 7'1")

Bath, handbasin and wc. Radiator. Upvc double glazed window. Storage cupboard.




OUTSIDE:

Front garden. **GARAGE 4.80m x 2.43m** (15'9" x 8'0") **with light and power.** Vehicular access to the rear from the Croft with off street parking for up to three cars. Rear court yard garden.






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