



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



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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.**
- * **EPC Rating: E.**
- * 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.

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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

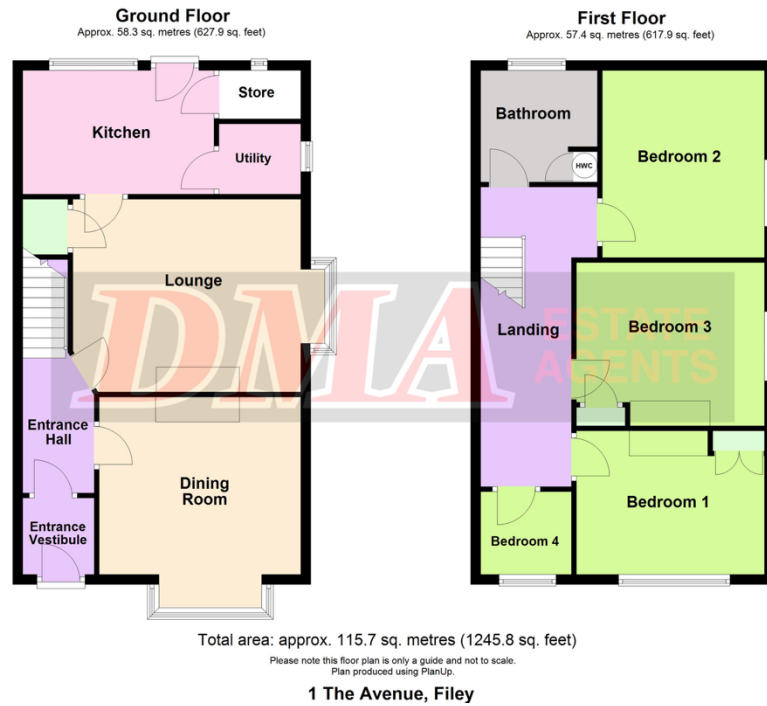
Upvc double glazed window.

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