



#### 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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**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



9 RAINCLIFFE AVENUE, FILEY YO14 9AF



**Freehold £215,000**

#### FEATURES

- \* Three bedroom end of terrace house.
- \* Situated in a very popular location close to the town centre and most amenities.
- \* Gas central heating via a combination boiler.
- \* Upvc double glazed windows.
- \* Modern kitchen and bathroom.
- \* Separate dining room.
- \* Potential parking space to the rear.
- \* **Sold with no onward chain.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

|               |   |
|---------------|---|
| GROUND FLOOR: | Front Door to Entrance Porch. Entrance Hall. Lounge. Dining Room. Kitchen. Shower Room. |
| FIRST FLOOR:  | Three Bedrooms. Bathroom.   |
| Stairs to:    |   |
| SECOND FLOOR: | Loft Room.  |
| OUTSIDE:      | Forecourt. Rear yard with potential for car parking.                                    |

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
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9 RAINCLIFFE AVENUE, FILEY

***Upvc Front Door to:***

**ENTRANCE VESTIBULE**

Radiator.

**ENTRANCE HALL**

Radiator.



**LOUNGE**

**4.21m into bay x 3.75m (13'10" into bay x 12'4")**

'Living' flame gas fire with brass trim set in a mahogany style surround with marble back and hearth. Radiator. Upvc double glazed bay window.



*/ continued over*

**Sliding Doors to:**

**DINING ROOM**

**3.68 x 3.60m** (12'1" x 11'10")

Picture rail. Radiator. Upvc double glazed window.



**KITCHEN**

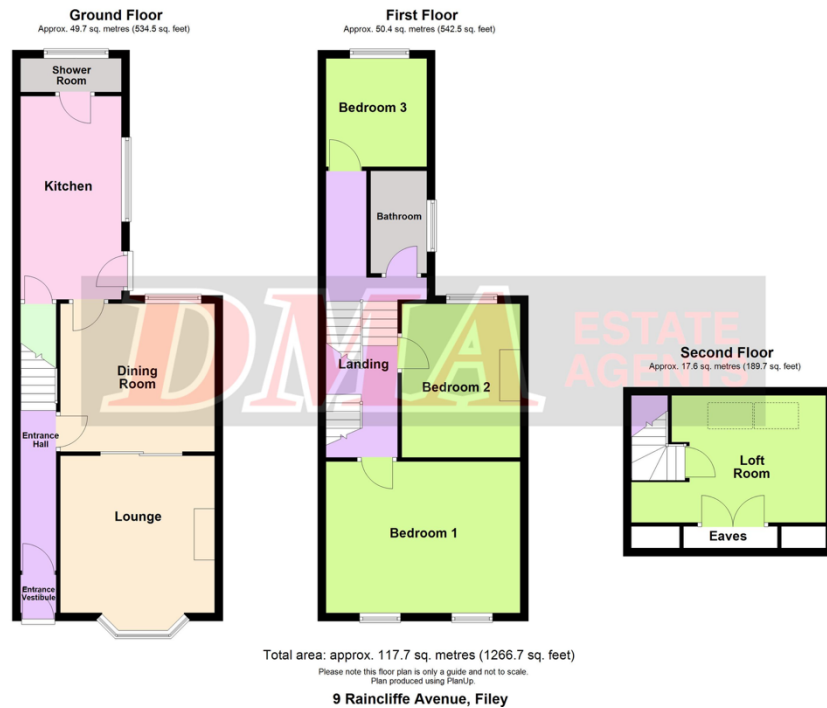
**4.95m x 2.38m** (16'3" x 7'10")

Inset stainless steel sink, vegetable sink and drainer. Good range of base cupboards with worktops over. Gas hob with extractor hood over. Eye-level built-in oven. Plumbing for automatic washing machine and dishwasher. Space for tumble dryer. Understairs cupboard. Upvc double glazed window. **Upvc double glazed rear door.**





## Floor Plan:



## SHOWER ROOM 2.33m x 0.81m (7'8" x 2'8")

Walk-in shower with mixer taps. Handbasin and wc. Underfloor heating. Fully tiled. Extractor fan. Wall mounted gas combination boiler. Radiator. Upvc double glazed window.



## FIRST FLOOR:



## BEDROOM ONE 4.52m x 3.68m (14'10" x 12'1")

Good range of fitted wardrobes, drawers and box top cupboards. Radiator. Two upvc double glazed windows.

Council Tax Band **B.**

## DIRECTIONS:

From the DMA office follow the one-way system round onto Belle Vue Crescent. At the end continue straight over Station Avenue onto Raincliffe Avenue. The property is located at the end on the right hand side.

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



## BEDROOM TWO

3.65 x 2.89m (12'0" x 9'6")

Radiator. Upvc double glazed window.



## BEDROOM THREE

3.14m x 2.38m (10'4" x 7'10")

Radiator. Upvc double glazed window.



## BATHROOM

2.69m x 1.39m (8'10" x 4'7")

Bath with 'Mira' shower over. Handbasin and wc. Tiled walls and floor. Inset spotlights. White towel ladder radiator. Upvc double glazed window.

## LANDING

Radiator.



**Stairs to:**



## LOFT ROOM

Radiator. Two 'Velux' windows.

## OUTSIDE:

Forecourt. Enclosed rear yard with potential for parking space.

