



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

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AGENTS

COMMERCIAL
SALES

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



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5 ASHLEY COURT, FILEY YO14 9LS



Freehold £205,000

FEATURES

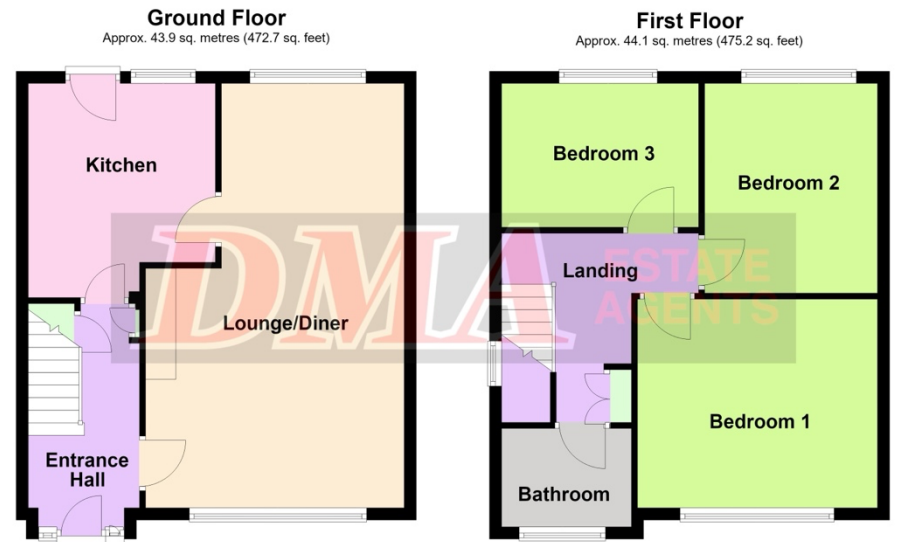
- * Spacious three bedroom town house.
- * Located in a popular much sought after quiet cul-de-sac convenient for town centre and schools.
- * Upvc double glazing.
- * Gas central heating to radiators.
- * Forecourt.
- * Enclosed rear yard.
- * Garage.
- * **Sold with no onward chain.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Porch. Entrance Hall. Lounge / Dining Room. Kitchen.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Forecourt. Enclosed rear yard. Garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Total area: approx. 88.1 sq. metres (947.9 sq. feet)

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

5 Ashley Court, Filey

OUTSIDE:

Forecourt. Enclosed rear garden.
SHED. GARAGE.



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.

5 ASHLEY COURT, FILEY

Upvc Front Door to:

ENTRANCE HALL

Understairs cupboard. Radiator.



LOUNGE / DINING ROOM
7.03m x 4.29m narrowing to 3.02m
(23'1" x 14'1" narrowing to 9'11")

Fitted gas fire in mahogany surround with marble back and hearth. Two radiators. Two upvc double glazed windows.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

KITCHEN

3.22m x 3.04m (10'7" x 10'0")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with oak finish doors with worktops over. Matching wall cupboards. Electric cooker point. Plumbing for automatic washing machine. Gas 'Baxi' combination boiler. Upvc double glazed window. **Upvc rear door.**



FIRST FLOOR:

LANDING

Built-in cupboard. **Loft access.**



BEDROOM ONE

4.01m x 3.45m (13'2" x 11'4")

Radiator. Upvc double glazed window.



BEDROOM TWO

3.45m x 3.04m (13'2" x 11'4")

Radiator. Upvc double glazed window.



BEDROOM THREE

3.25m x 2.36m (10'8" x 7'9")

Radiator. Upvc double glazed window.



BATHROOM

2.23m x 1.62m (7'4" x 5'4")

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

