



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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42 MILL MEADOWS LANE, FILEY YO14 0FB



Freehold £325,000

FEATURES

- * Four bedroom detached house.
- * Located on the popular Mill Meadows Estate.
- * Conveniently situated for Filey's amenities and within walking distance of Glen Gardens and the sea front.
- * **NHBC 10 year warranty (7 years remaining).**
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Modern kitchen and bathroom.
- * En-suite to master bedroom.
- * Front and rear gardens.
- * Drive to integral garage.
- * **EV Charger.**
- * **EPC Rating: B.**
- * Viewing very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Kitchen / Diner. Cloakroom.

FIRST FLOOR: Four Bedrooms (one with en-suite). Bathroom.

OUTSIDE: Front gardens. Drive to integral garage. Enclosed rear garden.

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42 MILL MEADOWS LANE, FILEY

Upvc Front Door to:

ENTRANCE HALL

LOUNGE

5.41m x 3.55m (17'9" x 11'8")

Two radiators. Upvc double glazed bay window.



KITCHEN / DINER

5.76m x 2.59m (18'11" x 8'6")

Inset stainless steel sink, vegetable sink and drainer. Excellent range of modern base units with worktops over. Matching wall cupboards. Gas hob with extractor hood over. Built-in oven. Cupboard housing gas central heating boiler. Integrated dishwasher. Provision for tall 'fridge / freezer. Two radiators. Upvc double glazed windows. ***Upvc double glazed patio doors to the garden.***



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UTILITY ROOM

2.18m x 1.77m (7'2" x 5'10")

Inset stainless steel sink. Base units with worktops over. Matching wall cupboards. Provision for 'fridge. Plumbing for automatic washing machine. Radiator. **Upvc rear door.**



SEPARATE WC

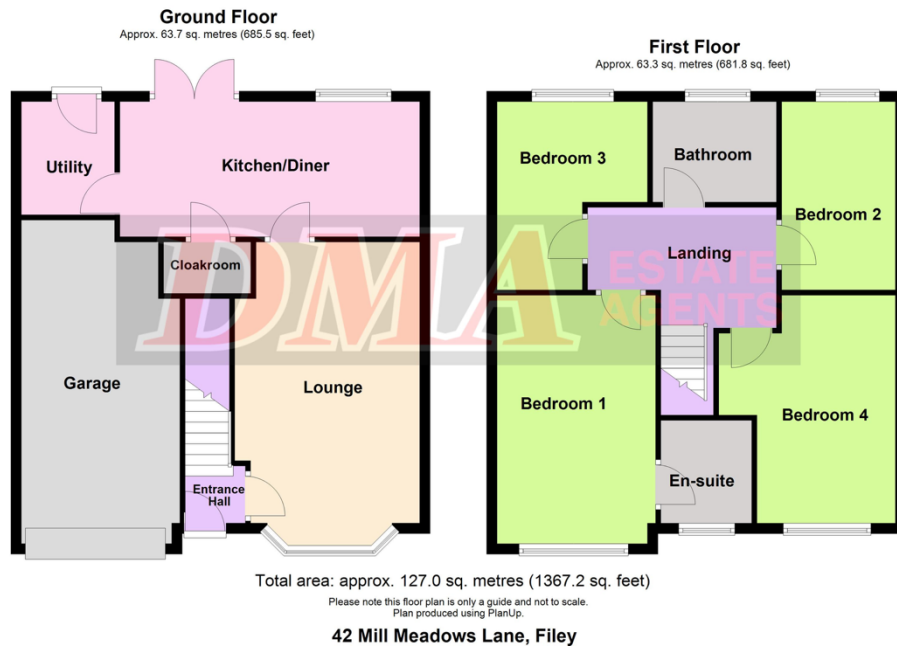
Handbasin. Extractor fan. Radiator.

FIRST FLOOR:

LANDING

Radiator. **Loft Access.**

Floor Plan:



BEDROOM ONE

3.02m x 4.77m (9'11" x 15'8")

Fitted wardrobes with sliding mirror doors. Radiator. Upvc double glazed window.



ENSUITE

1.98m x 1.72m (6'6" x 5'8")

Shower cubicle with electric 'Mira' shower. Handbasin and wc. Inset spotlights. Extractor fan. Chrome ladder radiator. Upvc double glazed window.

BEDROOM TWO

3.88m x 3.58m (12'9" x 11'9")

Fitted wardrobes with sliding mirror doors. Radiator. Upvc double glazed window.



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BEDROOM THREE

2.41m x 3.63m (7'11" x 11'11")

Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Drive to Integral **GARAGE 6.22m x 2.89m** (20'5" x 9'6") with electric light and power. Enclosed rear garden.



BATHROOM

2.20m x 1.93m (7'3" x 6'4")

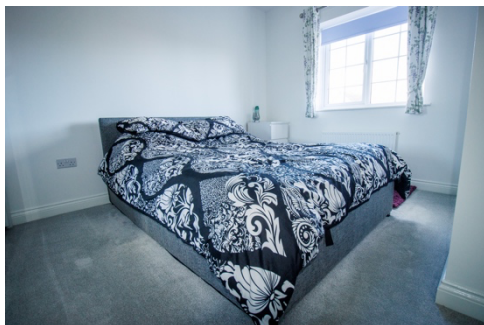
Bath with shower over and screen. Handbasin and wc. Inset spotlights. Part tiled walls. Extractor fan. Chrome ladder radiator. Upvc double glazed window.



BEDROOM FOUR

3.58m x 2.84m (11'9" x 9'4")

Radiator. Upvc double glazed window.



Council Tax Band D.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the third left turning onto 'Mill Meadows' opposite Filey School. Follow the road round to the left, continue on to the right and keep following the road round. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents