

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



Proprietors: **David Mansfield ATTON** FNAEA.
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www.dmaestateagents.co.uk

ESTABLISHED 1992



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DMA

ESTATE
AGENTS



FLAT 3, 27 STATION AVENUE, FILEY YO14 9AE



Freehold **£125,000**

FEATURES

- * **Ideal holiday home.**
- * Well presented two bedroom second floor apartment.
- * Conveniently located right in Filey's town centre for most amenities.
- * Gas central heating via a combination boiler.
- * Upvc double glazing.
- * There is a formal deed of covenant in existence.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal Front Door to Entrance Hall.

Stairs to:

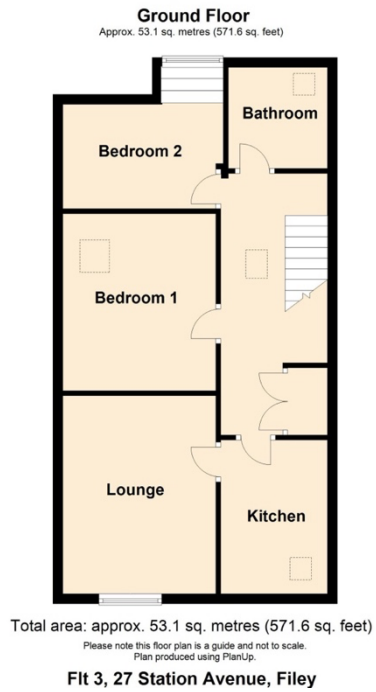
FIRST FLOOR: Landing.

Own Door to Stairs to:

SECOND FLOOR: Kitchen. Lounge. Shower Room. Two Bedrooms.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



FLAT 3, 27 STATION AVENUE, FILEY

Communal Front Door to:

Stairs to:

FIRST FLOOR:

LANDING

Own Door to Stairs to:

SECOND FLOOR:

LANDING

Cupboard housing combination boiler. Radiator. **Loft access.**



SHOWER ROOM

Enclosed shower cubicle mixer taps. Handbasin and wc. Built-in cupboard. Radiator. 'Velux' window.



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BEDROOM TWO

3.33m x 2.11m (10'11" x 7'0")

Access to eaves. Radiator. Upvc double glazed window to fire escape.



BEDROOM ONE

3.15m x 2.84m (10'4" x 9'4")

Radiator. 'Velux' window.

KITCHEN

3.10m x 2.16m (10'2" x 7'1")

Stainless steel sink and drainer. Base cupboard with worktops over. Matching wall cupboards. Electric cooker point. Provision for low level 'fridge. Electric heater. 'Velux' window.



LOUNGE

4.01m x 2.99m (13'2" x 9'10")

Electric fire. Radiator. Upvc double glazed window.



Council Tax Band **A.**

DIRECTIONS:

From the DMA office turn left and continue onto Belle Vue Crescent. Follow the one way system round turning left onto Station Avenue. The property is situated on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents