

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
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COMMERCIAL
SALES



Proprietors: **David Mansfield ATTON FNAEA.**
Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON
www.dmaestateagents.co.uk

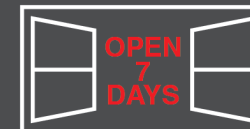
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ESTATE
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THE LOFT, 8A CHAPEL STREET, FILEY YO14 9EA



Freehold £195,000

FEATURES

- * **Ideal for first time buyers or holiday home.**
- * Modernised two bedroom two bathroom cottage.
- * Located right in Filey's town centre.
- * Electric heating.
- * Upvc double glazing.
- * Juliette balcony.
- * Large integral garage.
- * Rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: E**
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Composite Rear Door to Entrance Hall.
Bedroom (with en-suite).

Stairs to:

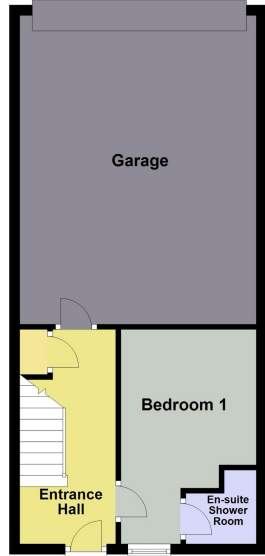
FIRST FLOOR: Lounge / Kitchen. Bedrooms. Bathroom.

OUTSIDE: Large integral garage. Rear yard.

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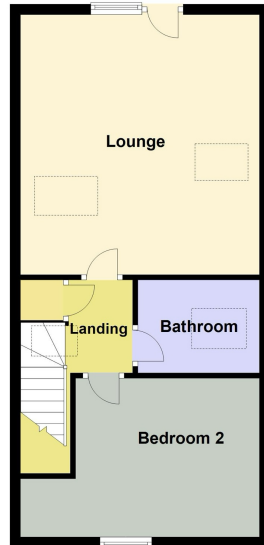
Ground Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 90.4 sq. metres (973.5 sq. feet)

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

8a Chapel Street, Filey

'The Loft', 8a Chapel Street, Filey - continued



Council Tax Band A.

DIRECTIONS:

From the DMA office follow the one-way system round and turn right onto Station Avenue. Chapel Street is the first turning on the left and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents

'THE LOFT', 8A CHAPEL STREET, FILEY

Composite Rear Door to:

ENTRANCE HALL

Tiled floor. Understairs cupboard with plumbing for automatic washing machine. Electric heater.
Door to garage.



BEDROOM ONE

3.98m max x 2.61m (13'1"max x 8'7")

Tiled floor. Inset spotlights. Electric radiator. Upvc double glazed window.



ENSUITE SHOWER ROOM

Shower cubicle with mixer shower.
Handbasin and wc.

/ continued over

Stairs to:

FIRST FLOOR:

LANDING

Airing cupboard with pressurised immersion cylinder. 'Velux' window. **Loft access.**



LOUNGE / KITCHEN

4.95m x 4.57m (16'3" x 15'0")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Electric hob with extractor fan over. Provision for low level 'fridge. Inset spotlights. Electric radiator. Two 'Velux' windows. **Upvc double glazed door to Juliette balcony.**



BEDROOM TWO

3.55m x 2.97m (11'8" x 9'10")

Hanging rail in alcove. Inset spotlights. Electric radiator. Upvc double glazed window.



BATHROOM

Shower bath with mixer shower and screen. Handbasin and wc. Chrome ladder radiator. Inset spotlights. 'Velux' window.



OUTSIDE:

Large integral **GARAGE 5.99m x 4.62m (19'8" x 15'2")**. Block paved rear yard.

