

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.*

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www.dmaestateagents.co.uk

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7 CROMWELL AVENUE, FILEY YO14 9AS



Freehold £244,999

FEATURES

- * **Ideal family home.**
- * Spacious four bedroom end of terrace house.
- * Conveniently located right in Filey's town centre for most amenities.
- * Gas central heating radiators.
- * Upvc double glazing.
- * Modern kitchen and bathroom.
- * Two reception rooms and dining room.
- * Enclosed rear yard.
- * **EPC Rating: E.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Front Door to Vestibule. Entrance Hall. Lounge.
Dining Room. Sitting Room. Kitchen.
FIRST FLOOR: Four Bedrooms. Bathroom. Separate WC.
OUTSIDE: Forecourt. Rear yard.

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7 CROMWELL AVENUE, FILEY

Upvc Front Door to:

ENTRANCE VESTIBULE

Door to:

ENTRANCE HALL

Radiator. Understairs cupboard.



LOUNGE
3.76m plus bay x 3.96m
(12'4" plus bay x 13'0")

Wood burner. Radiator. Upvc double glazed bay window.

SITTING ROOM
3.58m x 3.91m (11'9" x 12'10")

Radiator. Two upvc double glazed window.



Floor Plan:



Total area: approx. 122.6 sq. metres (1320.1 sq. feet)

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

7 Cromwell Avenue, Filey

7 Cromwell Avenue, Filey - continued

BEDROOM FOUR

2.97m x 2.67m (9'9" x 8'9")

Laminate flooring. Radiator.
Upvc double glazed bay window.



DINING ROOM

3.25m x 3.15m (10'8" x 10'4")

Built-in cupboard. Airing
cupboard with immersion heater.
Radiator.



OUTSIDE:

Forecourt. Rear yard. Brick
outhouse.

Council Tax Band C.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Turn right at the roundabout onto Station Road and Cromwell Avenue is the second turning on the right. The property is on the left hand side.

KITCHEN

2.89m x 2.67m (9'6" x 8'9")

Inset stainless steel sink, vegetable
sink and drainer. Modern base
cupboards with worktops. Wall
cupboards. Built-in oven and gas hob
with extractor hood over. Integrated
'fridge / freezer. Plumbing for
automatic washing machine.
Cupboard housing the gas central
heating boiler. Upvc double glazed
window. **Upvc side door.**



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

FIRST FLOOR:

LANDING

Two radiators. *Two loft accesses.*



LOFT ROOM
4.88m x 3.35m (16'0" x 11'0")

BEDROOM ONE

4.01m x 3.40m (13'2" x 11'2")

Feature fireplace. Radiator. Two upvc double glazed window.



BEDROOM TWO

2.59m x 1.93m (8'6" x 6'4")

Laminate flooring. Radiator. Upvc double glazed window.

BEDROOM THREE

4.01m x 3.40m (13'2" x 11'2")

Feature fireplace. Radiator. Two upvc double glazed window.



SEPARATE WC

Upvc double glaze window.

BATHROOM

Bath with 'Mira Sport' electric shower over. Handbasin. Tiled walls. Radiator. Upvc double glazed window.

