



**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.

Samantha ADDISON

[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

# DMA

ESTATE AGENTS



7 CROMWELL AVENUE, FILEY YO14 9AS



**Freehold £199,950**

**FEATURES**

- \* Ideal family home.
- \* Spacious four bedroom end of terrace house.
- \* Conveniently located right in Filey's town centre for most amenities.
- \* New 'Valliant' central heating boiler.
- \* Upvc double glazing.
- \* Modern kitchen and bathroom.
- \* 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.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



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.



### DINING ROOM

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

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



### 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 new 'Valliant' gas central heating boiler. Upvc double glazed window. **Upvc side door.**

**Floor Plan:**



**FIRST FLOOR:**

**LANDING**

Two radiators. **Two loft accesses with pull down ladder.**



**LOFT ROOM**

Access via retractable loft ladder.

**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.



**BEDROOM FOUR**

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

Laminate flooring. Radiator. Upvc double glazed bay window.



**SEPARATE WC**

Upvc double glaze window.



**OUTSIDE:**

Forecourt. Rear yard. **Brick** outhouse.

**BATHROOM**

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



**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.

**Viewing strictly by appointment only through DMA Estate Agents**