

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

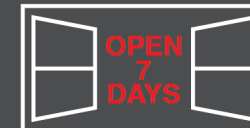
ESTABLISHED 1992



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



31 WEST ROAD, FILEY YO14 9LU



FOR SALE BY INFORMAL TENDER

Freehold Guide Price £120,000

FEATURES

- * **FOR SALE BY INFORMAL TENDER.**
- * Three bedroom 1930's semi-detached house.
- * **In need of full modernisation.**
- * Gas multi-point hot water heater.
- * Some upvc double glazing.
- * Off road parking.
- * Front and rear gardens.
- * **Sold with immediate vacant possession.**
- * **EPC Rating: F.**
- * **All tenders to be submitted by close of business on 29 February 2024.**
Including ID and proof of funds.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Porch. Entrance Hall. Lounge. Dining Room. Kitchen.

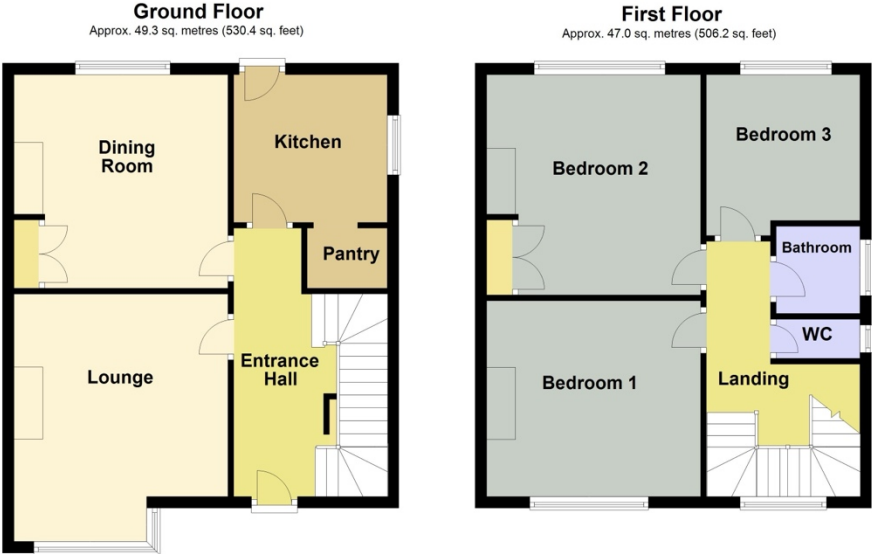
FIRST FLOOR: Three Bedrooms. Bathroom.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

OUTSIDE:

Gardens front and rear. Drive with off-road parking.

FLOOR PLAN:



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)

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

31 West Road, Filey

OUTSIDE:

Front garden. Driveway. Enclosed rear garden.



Council Tax Band B.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue and then right at the roundabout onto Station Road. At the mini-roundabout turn sharp left onto West Road and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to ENTRANCE PORCH

Understairs cupboard. Quarry tiled floor.



ENTRANCE HALL

Window.



LOUNGE
3.70m x 4.31m into bay
(12'2" x 14'2" into bay)

Gas fire in original 1930's fireplace.
Square bay window.

DINING ROOM
3.75m x 3.70m max
(12'4" x 12'2" max)

Fitted gas fire in tiled fireplace.
Fitted alcove cupboard. Window.



/ continued over

KITCHEN

2.66m x 2.56m (8'9" x 8'5")

Belfast sink. Plumbing for automatic washing machine. Gas multi-point hot water heater. **PANTRY**. Window. **Rear door**.



FIRST FLOOR:

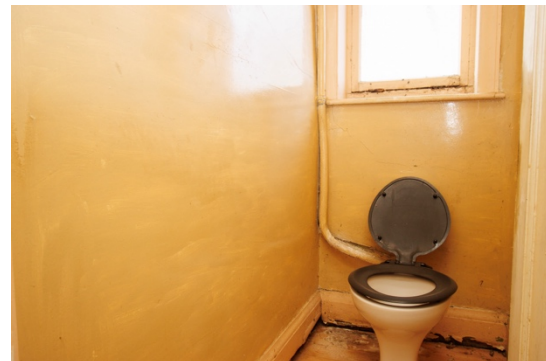
LANDING

Window.

BEDROOM ONE

3.42m x 3.70m (11'3" x 12'2")

Feature original fireplace.
Window.



SEPARATE WC

Window.

BATHROOM

Cast iron roll-top bath.
Handbasin. Airing cupboard with hot water cylinder. Window.



BEDROOM TWO

3.47m x 3.78m max
(11'5" x 12'5" max)

Built-in cupboard / wardrobe.
Feature fireplace. Upvc double glazed window.

BEDROOM THREE

2.79m x 2.13m widening to 2.56m
(9'2" x 7'0" widening to 8'5")

Upvc double glazed window.



/ continued over