

## 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



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# DMA

ESTATE  
AGENTS



45 MITFORD STREET, FILEY YO14 9DS



Freehold £185,000

### FEATURES

- \* **Ideal family home.**
- \* Four bedroom town house.
- \* Located right in Filey's town centre.
- \* Convenient for most amenities and shops with steps down to the beach at the end of the street.
- \* Upvc double glazed windows.
- \* Gas central heating via combination boiler.
- \* **EPC Rating: D.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

|               |   |
|---------------|---|
| GROUND FLOOR: | Front Door to Entrance Porch. Lounge. Dining Room. Kitchen. |
| FIRST FLOOR:  | Two Bedrooms. Bathroom.                                     |
| SECOND FLOOR: | Further Two Bedrooms.                                       |
| OUTSIDE:      | Forecourt. Small enclosed rear yard.                        |

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

**Floor Plan:**



Total area: approx. 90.4 sq. metres (972.9 sq. feet)

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

**45 Mitford Street, Filey**

**BEDROOM FOUR**

**2.97m x 1.90m (9'9" x 6'3")**

Radiator. Upvc double glazed window.



**Front Door to ENTRANCE PORCH**

**LOUNGE**

**4.37m x 3.55m (14'4" x 11'8")**

Electric fire in modern surround. Radiator. Upvc double glazed bay window.



***OUTSIDE:***

Forecourt. Small enclosed rear yard.

**Council Tax Band B.**

**DIRECTIONS:**

From the DMA office follow the one-way system round turning right onto Station Avenue. Continue down Murray Street turning left onto Hope Street. Turn right again onto Mitford Street and the property is located on the right hand side.



**DINING ROOM**

**3.48m x 2.69m (11'5" x 8'10")**

Understairs cupboard. *Upvc double glazed rear door.*

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

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**KITCHEN**

**2.64m x 2.01m** (8'8" x 6'7")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Wall cupboards. Built-in electric oven. Gas hob. Stainless steel extractor hood above. Tiled floor. Plumbing for automatic washing machine.



*Stairs from Dining Room to:*

**FIRST FLOOR:**

**BATHROOM**

**2.95m x 2.06m** (9'8" x 6'9")

'Mira' electric shower, handbasin and wc. Radiator. Upvc double glazed window.



**BEDROOM ONE**

**4.09m x 3.50m** (13'5" x 11'6")

Radiator. Two upvc double glazed window.



**BEDROOM TWO**

**3.38m x 2.06m** (11'1" x 10'11")

Radiator. Television and telephone points. Upvc double glazed window.

**SECOND FLOOR:**



**LANDING**

Upvc double glazed window.

**BEDROOM THREE**

**3.66m x 2.82m** (12'0" x 9'3")

Radiator. Two upvc double glazed window.



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