

## 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)

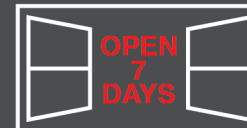
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# DMA

ESTATE  
AGENTS



44B BELLE VUE STREET, FILEY YO14 9HY



Freehold £170,000

### FEATURES

- \* **Ideal for investment or holiday home.**
- \* Spacious four bedroom maisonette.
- \* Located right in the centre of Filey close to all amenities.
- \* **Sea views from the front.**
- \* Gas central heating to radiators.
- \* Two bathrooms.
- \* Parking for one vehicle.
- \* **Sold with no onward chain.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall.

Stairs to:

FIRST FLOOR: Kitchen. Lounge / Diner. Shower Room.

Stairs to:

SECOND FLOOR: Three Bedrooms. Bathroom.

Stairs to:

THIRD FLOOR: Bedroom.

OUTSIDE: Parking for one car.

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)

44B BELLE VUE STREET, FILEY

**Front Door to:**

**ENTRANCE HALL**

Radiator.



**Stairs to:**

**FIRST FLOOR:**



**LANDING**

**SHOWER ROOM**

Shower cubicle with mixer shower. Handbasin and wc. Fully tiled walls. Radiator.



**OUTSIDE:**

Parking space for one car.



**FLOOR PLAN:**



Total area: approx. 141.9 sq. metres (1527.5 sq. feet)

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

44B Belle Vue Street, Filey

**Council Tax Band B.**

**DIRECTIONS:**

On foot from the DMA office, turn right, the property is located on the right hand side just before you get to The Crescent.

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

**BEDROOM THREE**

**2.74m x 2.28m (9'0" x 7'6")**

Radiator.



*Stairs to:*

***THIRD FLOOR:***



**BEDROOM FOUR**

**5.48m x 5.74m (18'0" x 18'10")**

Eaves access housing water tank.  
Two 'Velux' windows.



**LOUNGE / DINER**

**Lounge**

**5.80m x 3.96m (17'0" x 13'0")**

Fireplace with dark wood surround. Radiator. **Bay window with sea views.**



**Dining Area**

**2.99m x 2.05m (9'10" x 6'9")**

Radiator.



## KITCHEN

3.15m x 2.84m (10'4" x 9'4")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards in dark oak with worktops over. Matching wall cupboards. Inset electric double oven. Gas hob. Space for 'fridge. Plumbing for automatic washing machine. Built-in cupboard housing water tank. Wall mounted boiler. **Door to rear with steps down to parking space.**



**Stairs to:**

**SECOND FLOOR:**

**LANDING**

Understairs cupboard.

## BATHROOM

Bath. Handbasin and wc. Fully tiled walls. Radiator. Upvc double glazed window.



## BEDROOM TWO

3.96m x 3.85m (13'0" x 12'0")

Built-in wardrobes. Boxtop cupboards. Built-in dressing table. Two radiators.



## BEDROOM ONE

2.69m x 5.18m (8'10" x 17'0")

Built-in wardrobes. Boxtop cupboards. Radiator. **Large bay window with views.**



/ continued over