

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



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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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Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON

www.dmaestateagents.co.uk

ESTABLISHED 1992



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27 WEST VALE, FILEY YO14 9AY



Freehold £135,000

FEATURES

- * **Ideal for retirement or second home.**
- * One bedroom terraced bungalow.
- * Located on a small development in the centre of Filey.
- * Convenient for most amenities.
- * Upvc double glazing.
- * Modern kitchen and shower room.
- * Good sized rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: E**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

INTERNAL: Upvc porch to Front Door. Through lounge/diner. Kitchen.
One Bedroom. Bathroom.

OUTSIDE: Front garden. Private rear garden.

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

Floor Plan:

Ground Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 36.3 sq. metres (390.9 sq. feet)

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

27 West Vale, Filey

Upvc Front Door to:

ENTRANCE PORCH
2.26m x 1.17m (7'5" x 3'10")



LOUNGE/DINING AREA

Lounge

6.12m x 2.77m (21'0" x 9'1")

Fitted gas fire in marble surround. Two upvc double glazed windows.



Dining Area
2.31m x 2.71m (7'7" x 8'11")

Upvc double glazed window.

/ continued over

INNER HALL

Radiator. **Upvc double glazed door to the garden.**

KITCHEN
2.23m x 2.20m (7'4" x 7'3")

Stainless steel sink and drainer. Base cupboards with worktop over. Wall cupboards. Electric cooker point. Provision for 'fridge. Plumbing for washing machine. Wall mounted electric fan heater. Gas multi-point heater to instant domestic hot water. Upvc double glazed window.



BATHROOM / WET ROOM
1.65m x 1.57m (5'5" x 5'2")

'Mira' shower, handbasin and wc. Fully tiled walls. Upvc double glazed window.

BEDROOM

3.83m x 2.26m (12'7" x 7'5")

Fitted wardrobes with sliding doors. Built-in cupboards with sliding doors. Upvc double glazed window.



OUTSIDE:

Small front garden. Good size rear garden. **Timber SHED with light and power.**



Council Tax Band A.

DIRECTIONS:

From DMA office proceed along Belle Vue Street towards West Avenue. Turn left onto West Avenue and West Vale is the first turning on the right just before the church.

Viewing strictly by appointment only through DMA Estate Agents