

## 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)

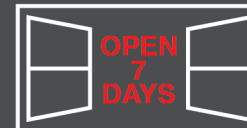
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# DMA

ESTATE  
AGENTS



1 QUEENS TERRACE, FILEY YO14 9LR



Freehold £165,000

### FEATURES

- \* **Ideal for first time buyers or second home.**
- \* Two bedroom end terrace Victorian house.
- \* Located in a cul-de-sac within easy access of Filey's town centre.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Modern kitchen and bathroom.
- \* Loft room.
- \* Front forecourt.
- \* Enclosed rear yard.
- \* **EPC Rating: E.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Dining Room. Kitchen.
FIRST FLOOR:	Two Bedrooms. Bathroom. Separate WC.
SECOND FLOOR:	Loft Room.
OUTSIDE:	Front forecourt. Enclosed rear yard.

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1 QUEENS TERRACE, FILEY

## Composite Front Door to ENTRANCE PORCH

### ENTRANCE HALL

Radiator.



### LOUNGE

3.96m x 3.20m (13'0" x 10'6")

'Living flame' gas fire in black marble surround. Radiator. Upvc double glazed bay window.



### Floor Plan:



Total area: approx. 94.1 sq. metres (1012.3 sq. feet)

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

1 Queens Terrace, Filey



1 Queens Terrace, Filey - continued

**OUTSIDE:**

Front forecourt. Enclosed rear yard. Decking area. **SHED.**



**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. At the mini-roundabout turn sharp left onto West Road and then right into Queens Terrace. The property is located on the left hand side.

**DINING ROOM**

**3.40m x 3.40m (11'2" x 11'2")**

Understairs cupboard. Radiator. Upvc double glazed window.



**KITCHEN**

**3.50m x 2.15m (11'6" x 7'1")**

Inset white sink and drainer. Good range of modern base cupboards with worktops over. Matching wall cupboards. Gas cooker point. Gas combination boiler. Provision for tall 'fridge freezer, dishwasher and automatic washing machine. Tiled walls. Two upvc double glazed windows.



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

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### REAR PORCH

Venting for tumble dryer. Upvc double glazed window. **Upvc double glazed rear door.**



### FIRST FLOOR:

#### LANDING

Radiator.



### BATHROOM

**2.36m x 2.13m** (7'9" x 7'0")

Bath with mixer shower over and screen. Handbasin. Radiator. Upvc double glazed window.

#### SEPARATE WC

Upvc double glazed window.



### BEDROOM ONE

**3.70m x 3.27m** (12'2" x 10'9")

Fitted wardrobes with box top cupboards. Radiator. Two upvc double glazed windows.



### BEDROOM TWO

**3.40m x 2.64m** (11'2" x 8'8")

Radiator. Upvc double glazed window.



### SECOND FLOOR:

#### LOFT ROOM

**4.03m x 3.35m** (13'3" x 11'0")

Radiator. Upvc double glazed window.



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