



**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



12 CROMWELL AVENUE, FILEY YO14 9AS



Freehold £173,000

### FEATURES

- \* Ideal family home.
- \* Four bedroom mid terrace house with workshop to rear.
- \* Conveniently located right in Filey's town centre for most amenities.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Large through lounge/diner.
- \* Separate wc and wet room.
- \* Enclosed rear yard.
- \* Sold with no onward chain.
- \* EPC Rating: D.
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Through Lounge / Diner. Kitchen.

FIRST FLOOR: Four Bedrooms. Wet Room. Separate WC.

OUTSIDE: Forecourt. Rear yard. Workshop.

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12 CROMWELL AVENUE, FILEY

**Upvc Double Glazed Front Door to:**

**ENTRANCE HALL**

Radiator.



**LOUNGE**

**4.57m x 3.73m (15'0" x 12'3")**

'Living flame' gas fire in stone surround with tv plinth to side. Radiator. Upvc double glazed square bay window.



**Opening to:**

## DINING ROOM

3.70m x 3.73m (12'2" x 12'3")

Built-in cupboard. Radiator.



## KITCHEN

4.95m x 2.65m (16'3" x 8'8")

Inset stainless steel sink and vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker. Extractor hood above. Provision for low level 'fridge. Plumbing for dishwasher and automatic washing machine. Upvc double glazed window. **Upvc rear door.**



**Floor plan:**



**FIRST FLOOR:**

**LANDING**

*Loft access.*



**WET ROOM**

**1.70m x 1.60m (5'7" x 5'3")**

'Mira' shower. Handbasin. Tiled walls. Radiator. Upvc double glazed window.

**SEPARATE WC**

Upvc double glazed window.





**BEDROOM ONE**  
2.74m x 3.76m (9'0" x 12'4")

Built-in wardrobes. Radiator.  
Upvc double glazed window.



**BEDROOM FOUR**  
3.00m x 2.95m (9'10" x 9'8")

Shower in corner. Radiator. Upvc  
double glazed window.



**BEDROOM TWO**

2.74m x 3.71m (9'0" x 12'2")

Built-in wardrobe. Radiator. Upvc double glazed window.



**OUTSIDE:**

Front forecourt with low front wall.  
Enclosed rear yard.

**WORKSHOP**

Separate wc. Gas combination boiler.

**Council Tax Band** C.



**BEDROOM THREE**  
2.92m x 1.85m (9'7" x 6'1")

Built-in cupboard. Upvc double  
glazed window.

**DIRECTIONS:**

From the DMA office follow the one-way system round turning left onto Station Avenue. Turn right at the roundabout onto Station Road and Cromwell Avenue is the second turning on the right. The property is located on the right at the end of the avenue.

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