

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

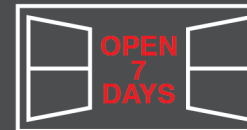
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



31 CHAPEL COURT, WEST AVENUE, FILEY YO14 9AB



Leasehold £82,500

FEATURES

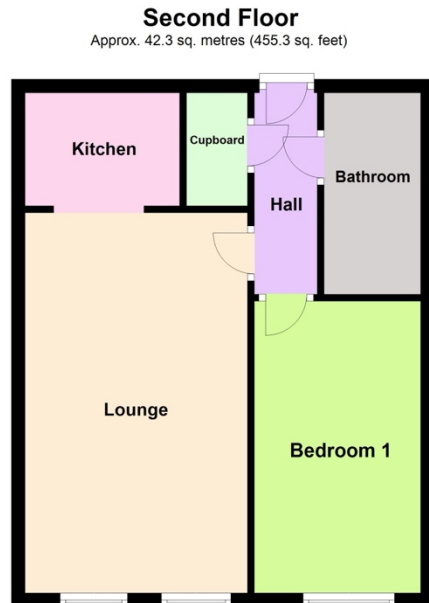
- * Good size one bedroom second floor flat specially designed for retirement.
- * Built to a high standard by McCarthy and Stone in the late 1980s.
- * Conveniently located for all Filey's town centre shops, doctors' surgery and bus and train stations.
- * Electric night storage heating.
- * Upvc double glazed windows.
- * House Manager.
- * Lift and stairs to all floors.
- * Launderette and communal Residents' Lounge.
- * Security telephone to the main entrance doors.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

- GROUND FLOOR: Front Doors to main Entrance Foyer. Lift and stairs to all floors.
- SECOND FLOOR: Own Door to Entrance Hall. Lounge. Kitchen. Bedroom. Bathroom.

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

Floor Plan:



Total area: approx. 42.3 sq. metres (455.3 sq. feet)

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

Front Door via Security Intercom System to:

COMMUNAL ENTRANCE FOYER

Stairs and Lift to ALL FLOORS:

COMMUNAL RESIDENTS' LOUNGE

SECOND FLOOR:

Own Front Door to:

ENTRANCE HALL

Security intercom phone to main door. Large walk-in cupboard housing hot water cylinder. Inset spotlights. Access to part-boarded loft.

LOUNGE

5.54m x 3.25m (18'2" x 10'8")

Electric fire in 'Adams' style surround. Night storage heater. Wall lights. Two upvc double glazed windows.



/ continued over

31 Chapel Court, West Avenue, Filey - continued

KITCHEN

2.26m x 1.65m (7'5" x 5'5")

Inset stainless steel sink. Maple finish base and wall cupboards. Electric cooker point. Provision for tall 'fridge freezer. Spotlights. Tiled walls.



BEDROOM ONE

4.27m x 2.62m (14'0" x 8'7")

Extensive range of new fitted wardrobes, boxtop cupboards, bedside cabinets and dressing table. Electric night storage heater. Upvc double glazed window.



BATHROOM

Bath with electric 'Mira' shower over and screen. Handbasin in vanity unit and wc. Tiled walls. Inset spotlights. Heated towel rail.

OUTSIDE:

Possible parking space (*subject to availability*).



TENURE

Leasehold:
Maintenance Charge:

125 years from 1988.
approx. £1406 per annum.
(due September and March each year).

Council Tax Band B.

DIRECTIONS:

On foot from the DMA office, turn left along Belle Vue Street and turn right at the end onto West Avenue. Chapel Court is located on the left hand side on the corner of Station Avenue.

Viewing strictly by appointment only through DMA Estate Agents