



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



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DMA

ESTATE AGENTS



129 WEST ROAD, FILEY YO14 9NF



Freehold £165,000

FEATURES

- * In need of updating.
- * Ideal for first time buyers.
- * Two bedroom semi-detached house.
- * Upvc double glazed windows.
- * Gas central heating to radiators.
- * Gardens to front and rear.
- * Potential for off road parking.
- * **EPC Rating: D.**
- * **Sold with no onward chain.**
- * Viewing highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Porch. Entrance Hall. Lounge. Dining Room. Kitchen. Conservatory.

FIRST FLOOR: Two Bedrooms. Bathroom.

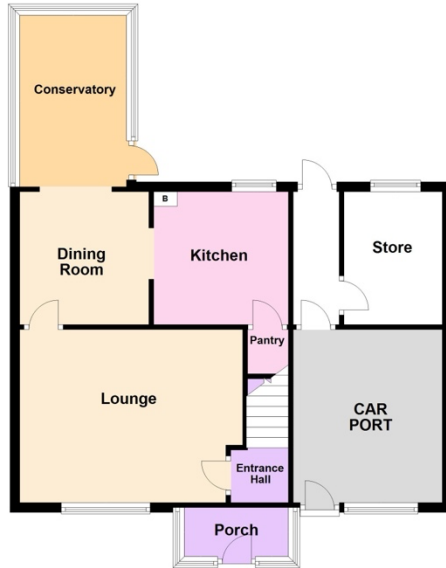
OUTSIDE: Front garden. Enclosed Workshop / Outbuilding. Enclosed Rear Garden. Brick Store.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor plan:

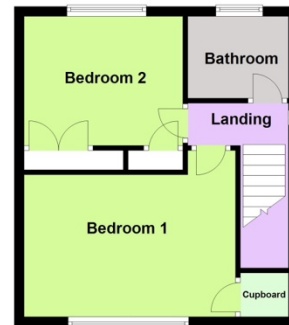
Ground Floor

Approx. 65.5 sq. metres (704.7 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.6 sq. feet)

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

129 West Road, Filey

129 West Road, Filey - continued

OUTSIDE:

Front garden. **WORKSHOP.**
Enclosed rear garden. **Brick STORE.**



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 onto Station Road. At the mini-roundabout turn sharp left onto West Road and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

129 WEST ROAD, FILEY

Front Door to ENTRANCE PORCH

ENTRANCE HALL

Upvc double glazed window.

LOUNGE

4.39m x 3.56m (14'5" x 11'8")

'Living flame' gas fire in surround and hearth. Radiator. Upvc double glazed window.



DINING ROOM

2.72 x 2.64m (8'11" x 8'8")

Laminate floor. Radiator. Upvc double glazed window.



/ continued over

Archway to:

CONSERVATORY

3.50m x 2.18m (11'6" x 7'2")

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



FIRST FLOOR:

LANDING

Upvc double glazed window.

BEDROOM ONE

4.45m x 3.40m (14'7" x 11'2")

Walk-in closet. Radiator. Upvc double glazed window.



KITCHEN

2.57m x 3.00m (8'5" x 9'10")

Inset sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Gas combination boiler. Plumbing for automatic washing machine. **PANTRY.** Radiator. Upvc double glazed window. **Rear door.**



BEDROOM TWO

3.25m x 2.74m (10'8" x 9'0")

Radiator. Upvc double glazed window.

BATHROOM

2.08m x 1.68m (6'10" x 5'6")

Bath with mixer shower. Handbasin and wc in white. Radiator. Upvc double glazed window.

