



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.

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Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
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3 HINDLE DRIVE, FILEY YO14 0AX



Freehold £155,000

FEATURES

- * Ideal for first time buyers.
- * Traditional two bedroom semi-detached house.
- * In need of updating.
- * Conveniently located within easy reach of town centre, beach and amenities.
- * Gas central heating.
- * Gardens to front and rear.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Dining Room. Kitchen.
FIRST FLOOR:	Two Bedrooms. Bathroom.
OUTSIDE:	Front garden. Enclosed rear garden. Brick built shed / outbuilding.

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

3 HINDLE DRIVE, FILEY

Floor Plan:

Front Door to ENTRANCE HALL

LOUNGE

4.98m x 3.15m (16'4" x 10'4")

Fitted gas fire in surround. Radiator. Double glazed bay window. Double glazed window.



DINING ROOM

3.18m x 2.87m (10'5" x 9'5")

Radiator. Double glazed window.



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

3 Hindle Drive, Filey

KITCHEN

3.23m x 1.93m (10'7" x 6'4")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas cooker point. Plumbing for automatic washing machine. **PANTRY.**
Rear door to undercover STORE.



FIRST FLOOR:

BEDROOM ONE

4.52m x 3.23m (14'10" x 10'7")

Fitted wardrobes with boxtops.
Radiator. Double glazed window.



BEDROOM TWO

2.80m x 3.15m (9'2" x 10'4")

Cupboard housing gas boiler.
Radiator. Double glazed window.

BATHROOM

1.68m x 2.26m (5'6" x 7'5")

Bath, handbasin and wc.
Radiator. Double glazed window.



OUTSIDE:

Front garden with low front wall. Enclosed rear garden. **Brick built SHED / OUTBUILDING.**



Council Tax Band

B.

DIRECTIONS:

From the DMA office turn left and continue onto Belle Vue Crescent. Turn left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the first turning left onto Clarence Drive and Hindle Drive is the second turning on the right. The property is located immediately on the left hand side.

Viewing strictly by appointment only through DMA Estate Agent