



**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



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



7A THE CRESCENT, FILEY YO14 9HZ



Freehold £230,000

### FEATURES

- \* One bedroom ground floor apartment.
- \* **Located on the very popular Crescent with views over Filey Bay.**
- \* Formal deed of covenant is in existence.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern 'Jack and Jill' style shower room.
- \* Garage.
- \* **Sold with no onward chain.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Communal Entrance Hall.
Own front door:	Lounge. Kitchen. Bedroom. Shower Room.
OUTSIDE:	Garage.

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



**Floor Plan:**

7A THE CRESCENT, FILEY

**Front Door to:**

**COMMUNAL ENTRANCE HALL**

**Own door to:**

**LOUNGE**  
**6.63m x 4.19m (21'9" x 13'9")**

'Living flame' gas fire in mahogany surround. Two radiators. **Three double glazed aluminium windows with sea views.**



Total area: approx. 66.3 sq. metres (713.2 sq. feet)

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

**7A The Crescent, Filey**

/ continued over



## KITCHEN

5.08m x 2.69m (16'8" x 8'10")

Inset stainless steel sink and double drainer. Base cupboards and drawers with worktops over. Matching wall cupboards. Gas central heating boiler. Gas hob with extractor hood above. Built-in double oven. **PANTRY.** Radiator. Upvc double glazed window.



## 'JACK AND JILL' SHOWER ROOM

Walk-in shower cubicle, handbasin and wc. Tiled walls. Radiator. Upvc double glazed window.



## BEDROOM ONE

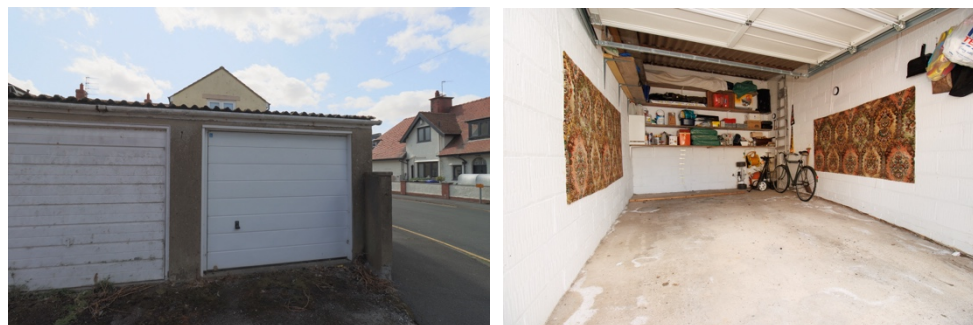
4.01m x 3.50m (13'2" x 11'6")

Radiator. Double glazed aluminium window. Handbasin in vanity unit. **Door to shower room.**



## OUTSIDE:

**GARAGE 5.26m x 2.92m widening to 3.53m (17'3" x 9'7" widening to 11'7")**



**TENURE:** Building maintenance: £85 pcm (includes building insurance).

**Council Tax Band B.**

## DIRECTIONS:

From the DMA office proceed right along Belle Vue Street turning right at the end onto The Crescent and the property is situated on the right hand side on the corner of Rutland Street.

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