



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



FLAT 1, 55 WEST AVENUE, FILEY YO14 9AX



Leasehold £149,950

FEATURES

- * Well presented two bedroom ground floor apartment.
- * Conveniently located for the town centre and most amenities.
- * Recently refurbished with new kitchen and bathroom.
- * Newly installed gas central heating boiler.
- * New laminate flooring.
- * Upvc double glazing.
- * Rear yard.
- * Viewing is very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Communal Entrance Hall.
Own Door To:	Entrance Hall. Lounge. Kitchen. Shower Room.
	Two Bedrooms.
OUTSIDE:	Rear yard.

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

Floor Plan:



Council Tax Band **A.**

DIRECTIONS:

From the DMA office turn left and proceed along Belle Vue Street. Turn left onto West Avenue and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

FLAT 1, 55 WEST AVENUE, FILEY

Front Door to:

COMMUNAL ENTRANCE HALL

Radiator.

Own Door to:

ENTRANCE HALL

Understairs cupboard. Radiator.



LOUNGE

5.05m x 3.76m (16'7" x 12'4")

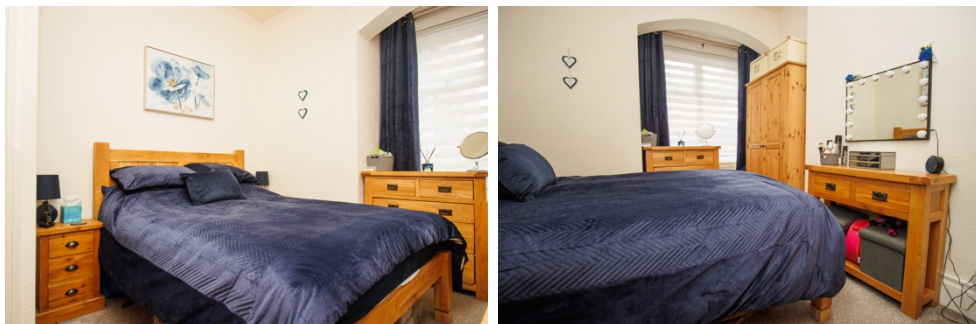
Electric log effect fire in modern surround with marble back and hearth. Radiator. Upvc double glazed bay window.



BEDROOM ONE

3.68m widening to 4.57m x 3.25m
(12'1" widening to 15'0" x 10'8")

Radiator. Upvc double glazed window.



BEDROOM TWO / DINING ROOM

2.84m x 2.29m (9'4" x 7'6")

Radiator. Upvc double glazed window.



KITCHEN

3.61m x 2.90m (11'10" x 9'6")

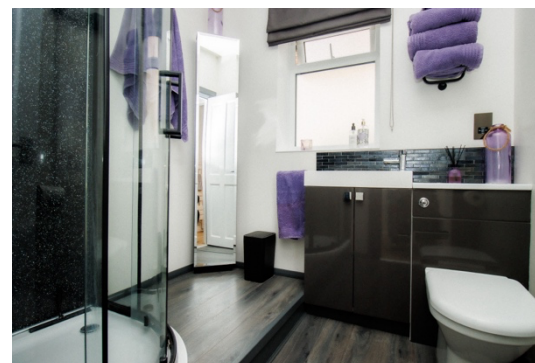
Inset black sink, vegetable sink and drainer. Excellent range of modern base cupboards with worktops over. Matching wall cupboards with under cupboard lighting. 'Neff' induction hob with extractor hood above. Built-in electric oven. Newly installed gas central heating boiler. Plumbing for automatic washing machine and dryer. Provision for 'fridge and freezer. Modern ladder radiator. Upvc double glazed window.



SHOWER ROOM

2.01m x 1.83m (6'7" x 6'0")

Large quadrant shower cubicle with rain shower. Handbasin and wc set in vanity unit with concealed cistern. Modern towel radiator. Upvc double glazed window.



OUTSIDE:

Enclosed rear yard, newly laid patio.



INNER HALL

Radiator. **Rear door.**