





Zoopla.co.uk



### **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



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.



## 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 vard.
- EPC Rating: D.
- 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.

## 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.





Viewing strictly by appointment only through DMA Estate Agents

/ continued over

#### **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.





### **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.





### **INNER HALL**

Radiator. Rear door.

## **BEDROOM TWO / DINING ROOM 2.84m x 2.29m** (9'4" x 7'6")

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.



