



**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



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ESTABLISHED 1992



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**DMA**

ESTATE AGENTS



8 QUEENS TERRACE, FILEY YO14 9LR



Freehold £159,950

**FEATURES**

- \* Two bedroom town house.
- \* Located in a cul-de-sac within easy access of Filey's town centre.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Through Lounge / Diner.
- \* Shower room.
- \* Conservatory.
- \* Rear yard.
- \* Viewing is recommended.

**ACCOMMODATION IN BRIEF**

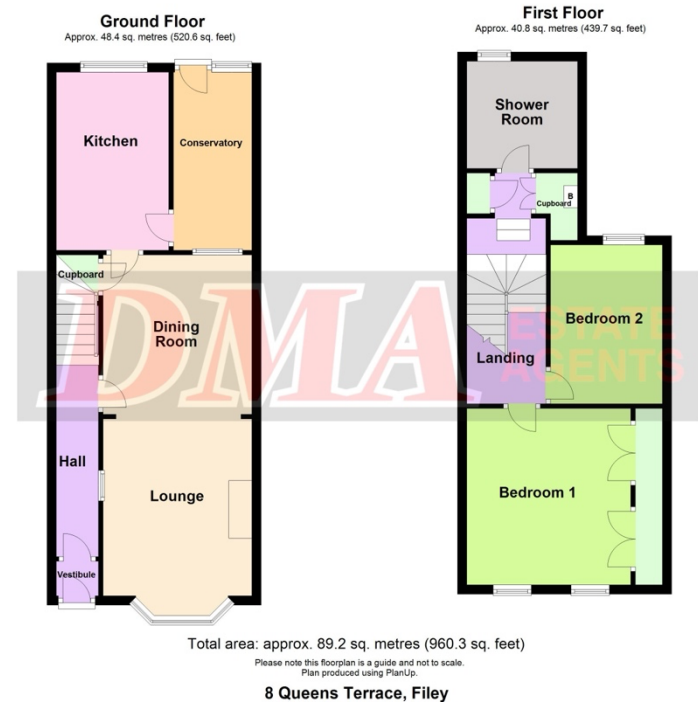
GROUND FLOOR: Upvc Front Door to Vestibule. Entrance Hall. Through Lounge / Diner. Kitchen. Conservatory.

FIRST FLOOR: Two Bedrooms. Shower Room.

OUTSIDE: Forecourt. Rear yard.

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## Floor Plan:



**OUTSIDE:**

Forecourt. Enclosed paved rear yard .



**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. At the mini-roundabout turn sharp left onto West Road and then right into Queens Terrace. The property is located on the left hand side.

**Upvc Double Glazed Door to VESTIBULE**

**Door to:**

**ENTRANCE HALL**

Radiator.



**LOUNGE**  
**3.83 x 3.22m (12'7" x 10'7")**

'Living flame' gas fire set in attractive surround with marble back and hearth. Wall lights. Radiator. Upvc double glazed bay window.

**Open to:**

**DINING AREA**  
**3.35m x 3.45m (11'0" x 11'4")**

Understairs cupboard. Radiator.  
Upvc double glazed window.



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

### KITCHEN

3.65m x 2.43m (12'0" x 8'0")

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall units. Gas cooker point. Extractor hood above. Plumbing for automatic washing machine. Space for fridge and freezer. Laminate flooring. Radiator. Upvc double glazed window.



### CONSERVATORY

3.75m x 1.70m (12'4" x 5'7")

Upvc double glazed windows. **Upvc double glazed door to rear yard.**

### FIRST FLOOR:

#### LANDING

Large cupboard housing gas central heating boiler.



### BEDROOM ONE

3.55m x 3.07m (11'8" x 10'1")

Fitted wardrobes. Radiator. Two upvc double glazed windows.



### BEDROOM TWO

3.71m x 3.33m (12'2" x 10'11")

Radiator. Upvc double glazed window.



### SHOWER ROOM

Shower cubicle with electric shower. Handbasin and wc. Radiator. Upvc double glazed window.

