



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 3, 3 CLAREMONT, FILEY YO14 9AT



Leasehold £89,950

FEATURES

- * Ideal for first time buyer.
- * One bed second floor apartment.
- * Conveniently located in Filey's town centre for most amenities.
- * Gas central heating.
- * Upvc double glazing.
- * Modern kitchen and bathroom.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Communal Entrance Hall.
 Stairs to:
 SECOND FLOOR: Own Front Door. Hall. Lounge. Kitchen. Bedroom. Bathroom.

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FLAT 3, 3 CLAREMONT, FILEY

Front Door to COMMUNAL ENTRANCE HALL

Stairs to own Front Door:

ENTRANCE HALL

Storage cupboard housing
combination boiler.



LOUNGE
4.19m x 3.23m (13'9" x 10'7")

Electric fire in fireplace. Fitted
cupboard and shelves. Radiator.
Upvc double glazed window.

KITCHEN
1.70m x 4.50m (5'7" x 14'9")

Inset stainless steel sink and
drainer. Base cupboards with
worktops over. Matching wall
cupboards. Electric cooker point.
Plumbing for automatic washing
machine. Space for tall
'fridge/freezer. Radiator. Upvc
double glazed window.



/ continued over

BEDROOM

3.66m x 2.41m (12'0" x 7'11")

Fitted cupboards. Radiator. Upvc double glazed window.

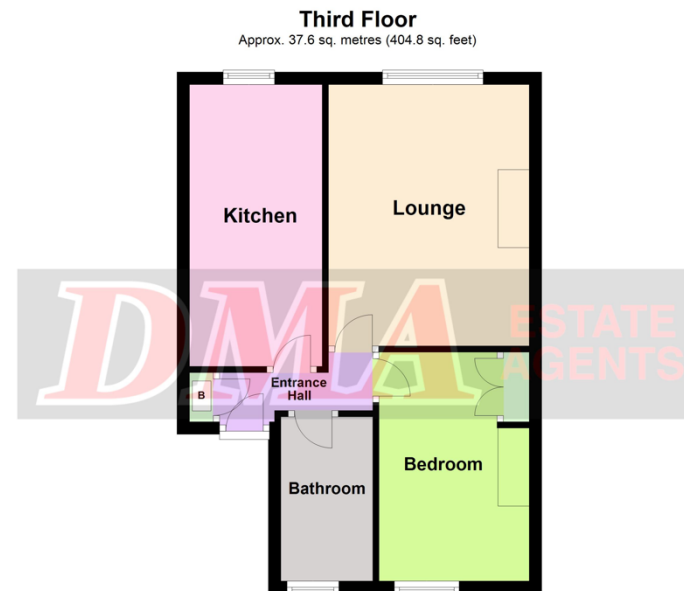


BATHROOM

1.47m x 2.74m (4'10" x 9'0")

Bath with shower over. Handbasin and wc. Radiator. Upvc double glazed window

Floor plan:



Total area: approx. 37.6 sq. metres (404.8 sq. feet)

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

Flat 3, 3 Claremont, Filey

Council Tax Band **A.**

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Turn right at the roundabout onto Station Road then take the second turning on the right onto Cromwell Avenue. The property is located facing you at the top of the cul-de-sac.

Viewing strictly by appointment only through DMA Estate Agents