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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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www.dmaestateagents.co.uk



ESTABLISHED 1992

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DMA ESTATE
AGENTS



60 WEST AVENUE, FILEY YO14 9BE



Freehold £165,000

FEATURES

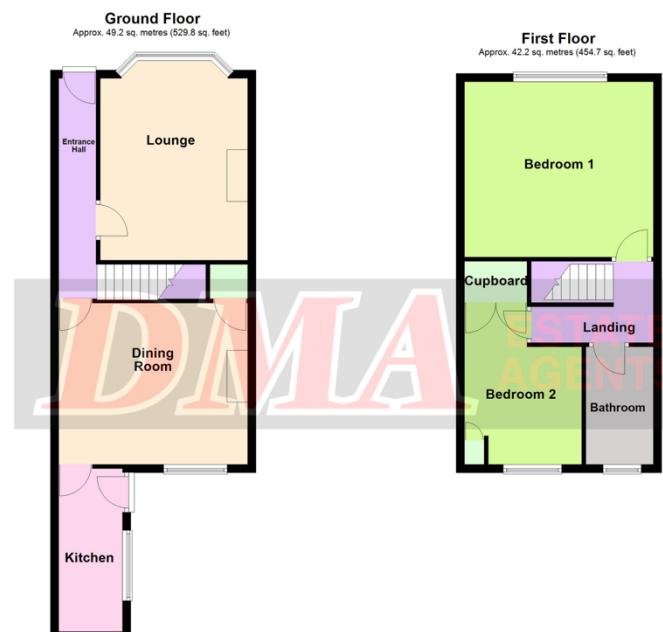
- * Ideal investment opportunity.
- * Two bedroom terraced town house.
- * Located close to Glen gardens and convenient for the beach and town centre.
- * Upvc double glazing.
- * Gas central heating to radiators.
- * Two reception rooms.
- * Patio area and long rear garden.
- * Sold with no onward chain.
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Hallway. Lounge. Dining Room. Kitchen.
FIRST FLOOR: Two Bedrooms. Bathroom.
OUTSIDE: Forecourt. Long rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



OUTSIDE:

Front forecourt. Long rear garden with **SHED** and patio area.



Council Tax Band

B.

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 right hand just before Glen Gardens.

Viewing strictly by appointment only through DMA Estate Agents

Front Door to:



ENTRANCE HALL

Radiator.



LOUNGE
4.39m x 3.56m (14'5" x 11'8")

Inset 'living flame' gas coal effect fire in marble surround. Exposed beam. Radiator. Upvc double glazed bay window.

DINING ROOM

4.57m x 3.91m (15'0" x 12'10")

Large brick-built fireplace. Understairs cupboard. Exposed beamed ceiling. Wall lights. Radiator. Upvc double glazed window.



KITCHEN

3.93m x 1.55m (12'11" x 5'1")

Inset stainless steel sink and vegetable drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Provision for 'fridge and freezer. Radiator. Upvc double glazed window. **Upvc rear door to yard.**



Stairs to:

FIRST FLOOR:

BEDROOM ONE

4.11m x 3.73m (13'6" x 12'3")

Fitted wardrobes. Radiator. **Upvc double glazed window with views over the bowling green.**



BATHROOM

2.84m x 2.01m (9'4" x 6'7")

Bath, handbasin and wc. Fully tiled walls. Radiator. Upvc double glazed window.



BEDROOM TWO

3.94m x 2.54m (12'11" x 8'4")

Two built-in cupboards. Radiator. Upvc double glazed window.



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