



### 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.

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[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



8 THE AVENUE, FILEY YO14 9AG



Freehold £215,000

### FEATURES

- \* Spacious three bedroom town house.
- \* Situated in a very popular location close to the town centre and most amenities.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Through Lounge / Dining room.
- \* Sun Room.
- \* Rear Yard.
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

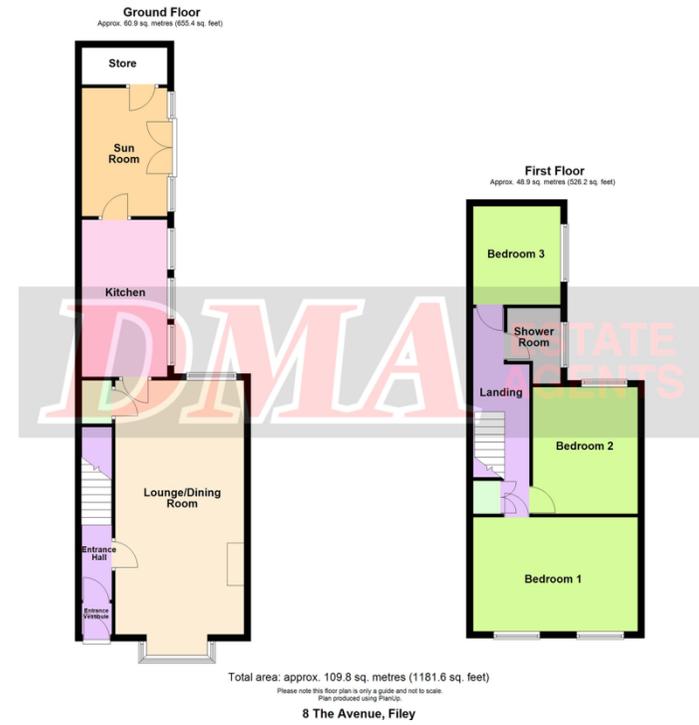
GROUND FLOOR: Front Door to Entrance Porch. Entrance Hall.  
Through Lounge / Dining Room. Kitchen. Sun Room.  
Store Room.

FIRST FLOOR: Three Bedrooms. Shower Room.

OUTSIDE: Forecourt. Rear yard.

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**Floor Plan:**



**OUTSIDE:**

Forecourt. Enclosed rear yard.



**Council Tax Band**      **B.**

**DIRECTIONS:**

From the DMA office follow the one way system round and go straight across Station Avenue onto Raincliffe Avenue. Turn left onto The Avenue and the property is located on the right hand side.

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

**Front Door to:**

**ENTRANCE HALL**

Radiator.



**THROUGH LOUNGE / DINER**

**3.81m x 7.82 into bay 12'6" x 25'8" into bay)**

Electric fire in stone fireplace. Wall lights. Three radiators. Upvc double glazed bay window to the front. Upvc double glazed rear window.



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**KITCHEN**

**4.62m x 2.54m** (15'2" x 8'4")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Gas hob with extractor hood above. Built in eye-level oven. Integrated dishwasher. Plumbing automatic washing machine. Provision for tall fridge/freezer. Three upvc double glazed windows.



**SUN ROOM**

**3.78m x 2.64m** (12'5" x 8'8")

Two upvc double glazed windows. Upvc double glazed doors. **Door to STORE.**



**FIRST FLOOR:**

**BEDROOM ONE**

**4.27m x 3.35m** (14'0" x 11'0")

Fitted wardrobes. Radiator. Three upvc double glazed windows.



**BEDROOM TWO**

**3.73m x 3.12m** (12'3" x 10'3")

Fitted wardrobes with dressing table. Radiator. Two upvc double glazed windows.



**SHOWER ROOM**

Large walk-in shower cubicle with mixer taps. Handbasin and wc. Radiator. Upvc double glazed window.



**BEDROOM THREE**

**2.57m x 2.29m** (8'5" x 7'6")

Radiator. Upvc double glazed window.



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