



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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Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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FLAT 2, 18 RUTLAND STREET, FILEY YO14 9JB



Leasehold £130,000

FEATURES

- * Well presented two bedroom first floor apartment.
- * Located right in Filey's town centre, convenient for all facilities and the beach.
- * **Available fully furnished.**
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * South facing balcony to the rear.
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal Front Door to Entrance Hall.

Stairs to:

FIRST FLOOR: Own Front Door. Kitchen. Lounge. Two Bedrooms. Bathroom.

OUTSIDE: Balcony.

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FLAT 2, 18 RUTLAND STREET, FILEY

Communal Front Door to:

ENTRANCE HALL

Stairs to:

FIRST FLOOR:

Own Front Door to:

LOUNGE

4.77m x 2.97m (15'8" x 9'9")

Electric fire in surround. Radiator.
Upvc double glazed bay window with sea views.



KITCHEN

2.92 x 2.33m (9'7" x 7'8")

Inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Electric cooker point. Provision for 'fridge. Plumbing for automatic washing machine. Gas central heating boiler. Radiator. Upvc double glazed window. **Upvc double glazed door to Balcony.**



/ continued over

BEDROOM ONE

3.91 x 2.28m (12'10" x 7'6")

Radiator. Upvc double glazed window.



BEDROOM TWO

3.86m x 1.87 (12'8" x 6'2")

Radiator. Upvc double glazed window.



BATHROOM

Bath with 'Mira' shower over. Handbasin and wc. Tiled floor.



OUTSIDE:

South facing balcony.



Tenure: Leasehold: 999 years from 2010. 1/3 share of the Freehold.
Maintenance: Approx £450.00 pa.

Council Tax Band A.

DIRECTIONS:

From the DMA office turn left and then left onto West Avenue. Take the first left onto Rutland Street. The property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents