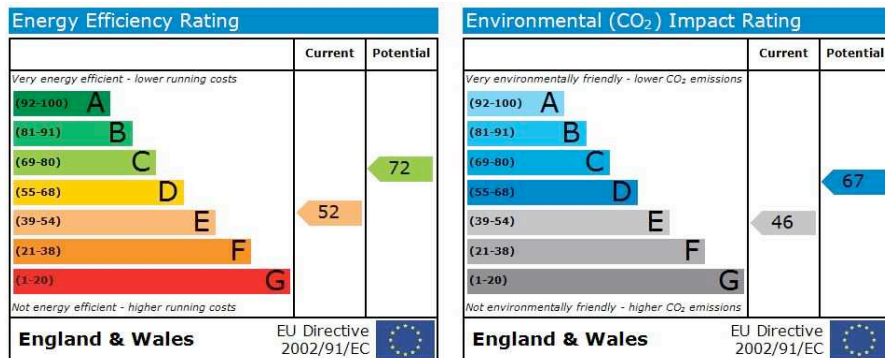


9 Willow Close, Filey
ENERGY PERFORMANCE



Full HIP available.

OFFICE HOURS:

Monday to Friday 9 am to 5 pm
 Saturday 9 am to 3 pm
 Sunday and Bank Holidays 12 noon to 2 pm



10 good reasons to choose DMA

- * Open 7 days a week.
- * Prompt efficient service.
- * Coloured photographic details.
 - * Free advertising: no sale - no charge.
 - * Filey's locally owned independent estate agency.
 - * Free market valuation.
 - * Free accompanied viewing.
 - * Computerised mailing list.
 - * Prominent town centre location.
 - * Modern walk-round self selection display.

RESIDENTIAL SALES



COMMERCIAL SALES



Proprietors: **David Mansfield ATTON FNAEA. Elaine ATTON**
Gavin Ashley Mansfield ATTON MNAEA.
www.dmaestateagents.co.uk
 ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.



ESTATE AGENTS



9 WILLOW CLOSE, FILEY YO14 9NY



Freehold £107,500

FEATURES

- * Ideal investment or first time buyer property.
- * Two bedroom semi-detached house.
- * Located in a cul-de-sac.
- * In need of updating and priced accordingly.
- * Upvc double glazed windows.
- * Gas central heating.
- * Upvc double glazed conservatory.
- * Driveway parking for two / three cars.
- * Front and rear gardens.
- * Sold with no onward chain.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Lounge. Kitchen. Conservatory.
 FIRST FLOOR: Two Bedrooms. Bathroom.
 OUTSIDE: Driveway. Front and rear gardens.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone / Fax: 01723 515527
www.dmaestateagents.co.uk / www.propertylive.co.uk

Hardwood Front Door to:

ENTRANCE PORCH

Meter cupboard.

LOUNGE

4.57m x 3.83m (15'0" x 12'7")

'Living Flame' gas fire with a brass trim, timber surround and marble back and hearth. Radiator. Television point. Upvc double glazed bow and side windows. ***Stairs to first floor.***

KITCHEN

3.83m x 2.49m (12'7" x 8'2")

Inset stainless steel sink and drainer. Base units with worktops. Matching wall cupboards over. Tall larder cupboard. Gas cooker point. Plumbing for dishwasher. Space for 'fridge / freezer. Wall-mounted gas central heating boiler. Telephone point.

CONSERVATORY

Upvc double glazed windows. Plumbing for automatic washing machine.

FIRST FLOOR:

LANDING

Access to loft.

BEDROOM ONE

3.22m plus wardrobes x 2.56m
(10'7" plus wardrobes x 8'5")

Radiator. Built-in wardrobes with sliding mirror doors. Two upvc double glazed windows.

BEDROOM TWO

3.81m x 2.21m (12'6" x 7'3")

Radiator. Two upvc double glazed windows.

BATHROOM

Bath with shower attachment, handbasin in vanity unit and wc. Airing cupboard with immersion heater. Medicine cabinet. Shaver point. Radiator. Fully tiled walls. Upvc double glazed window.

OUTSIDE:

Front garden. Driveway parking for two / three cars. Rear garden with patio area.
SHED.

Council Tax Band B.

DIRECTIONS:

From the DMA office proceed out of Filey towards Scarborough on Scarborough Road. Turn right onto Grove Hill Road and then left at the end onto Sycamore Avenue. Willow Close is the first turning on the left and the property is located at the top of the small cul-de-sac on the left.

Viewing strictly by appointment only through DMA Estate Agents