

**14 Chapel Court, Filey
ENERGY PERFORMANCE**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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

DMA ESTATE AGENTS

COMMERCIAL SALES

Proprietors: David Mansfield ATTON FNAEA. Elaine ATTON

Gavin Ashley Mansfield ATTON MNAEA.

www.dmaestateagents.co.uk

ESTABLISHED 1992



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DMA

ESTATE AGENTS



14 CHAPEL COURT, FILEY YO14 9AB



Leasehold £92,000

FEATURES

- * One bedroom first floor apartment specially designed for retirement.
- * Conveniently located for all Filey's town centre shops, doctors' surgery, bus & train stations.
- * Built to a high standard by McCarthy & Stone in the late 1980's.
- * Electric nightstore heating.
- * Upvc double glazing.
- * Separate kitchen.
- * Lift to all floors.
- * Launderette and communal Residents' Lounge.
- * Security telephone to the main entrance doors.
- * Resident house manager.
- * Parking space (subject to availability).
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Doors to main Entrance Foyer.

Lift to all floors:

Own Front Door to: Entrance Hall. Lounge. Kitchenette with window. Bedroom. Shower Room.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone / Fax: 01723 515527
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MAIN ENTRANCE into COMMUNAL HALL

LARGE RESIDENTS' LOUNGE with communal kitchen off.

LIFT and STAIRS TO ALL FLOORS

FIRST FLOOR:

Own Front Door to:

ENTRANCE HALL

Security intercom phone to main door. Large walk-in cupboard housing the hot water cylinder.

LOUNGE **4.72m x 3.25m** (15'6" x 10'8")

Electric night storage heater. Upvc double glazed window.

Archway to:

KITCHENETTE

Inset stainless steel sink and drainer. Base and wall cupboards. New electric oven with extractor hood above. Tiled walls. Fridge. Upvc double glazed window.

BEDROOM **3.71m x 2.62m** (12'2" x 8'7")

Electric night storage heater. Fitted wardrobes with mirror doors. Upvc double glazed window.

SHOWER ROOM

Shower cubicle, handbasin in vanity unit and wc. Electric heated towel rail. Tiled walls.

Council Tax Band B.

DIRECTIONS:

On foot from the DMA office proceed left along Belle Vue Street and turn right onto West Avenue. Chapel Court is located on the left hand side on the corner with Station Avenue.

Viewing strictly by appointment only through DMA Estate Agents