

**11 Sledmere Court, Filey  
ENERGY PERFORMANCE**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	73
	82
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	70
	81
Not environmentally friendly - higher CO <sub>2</sub> 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



**11 SLEDMERE COURT, FILEY YO14 9BP**



**Leasehold £85,000**  
(based on 70% of total freehold)

**FEATURES**

- \* Modern purpose built two bedroom first floor apartment.
- \* Located right in Filey's town centre.
- \* These properties are available to purchase on a shared ownership basis at 70% of the full market value.
- \* Applicants must normally be over 55 years of age.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Parking space for one car.
- \* **Sold with immediate vacant possession.**

**ACCOMMODATION IN BRIEF**

GROUND FLOOR: Front Door to Entrance Lobby.  
Stairs to:  
FIRST FLOOR: Lounge. Kitchen. Two Bedrooms. Bathroom.  
OUTSIDE: Parking space for one car.

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

11 SLEDMERE COURT, FILEY

**Front Door to:**

**ENTRANCE LOBBY**

**Stairs to:**

**FIRST FLOOR:**

**LANDING**

Airing cupboard with immersion heater. Store cupboard.

**LOUNGE**

**3.56m x 3.51m** (11'8" x 11'6")

Electric fire point. Radiator. Upvc double glazed window.

**KITCHEN**

**3.00m x 2.39m** (9'10" x 7'10")

Inset stainless steel sink and drainer. Modern base cupboards with worktops. Wall cupboards. Built-in electric eye level oven. Gas hob with extractor hood. Plumbing for automatic washing machine. Radiator. Tiled walls. Gas central heating boiler.

**BEDROOM ONE**

**3.10m x 2.70m** (10'2" x 8'10")

Radiator. Large built-in cupboard. Upvc double glazed window.

**BEDROOM TWO**

**3.81m x 1.98m** (12'6" x 6'6")

Radiator. Built-in wardrobes. Upvc double glazed window.

**BATHROOM**

Bath, handbasin and wc in white. Electric shower over the bath. Radiator. Upvc double glazed window.

**OUTSIDE:**

Communal car park. Space for one car.

**Council Tax Band B.**

**DIRECTIONS:**

From the DMA office proceed left and follow the one-way system round turning right onto Station Avenue. Union Street is the next turning on the left after the Chapel Clock and Sledmere Court is at the far end on the right hand side.

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