



**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.

Samantha ADDISON

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

ESTABLISHED 1992



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**DMA**

ESTATE AGENTS



15 CHERRY TREE DRIVE, FILEY YO14 9UZ



Freehold £279,500

**FEATURES**

- \* Spacious three bedroom detached bungalow.
- \* Located in a cul-de-sac on the popular Country Park estate.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Modern bathroom.
- \* Conservatory.
- \* Good size enclosed rear garden.
- \* Drive to detached brick garage.
- \* **Sold with no onward chain.**
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

**ACCOMMODATION IN BRIEF**

INTERNAL: Upvc Front Door to Entrance Hall. Lounge. Inner Hall. Kitchen. Bathroom. Three Bedrooms. Conservatory.

OUTSIDE: Front and rear gardens. Drive to detached garage.

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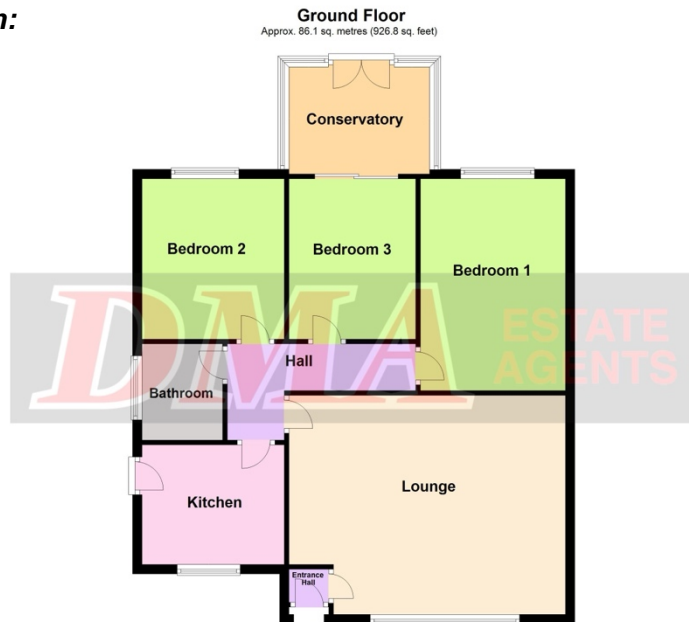
15 Cherry Tree Drive, Filey - continued

### OUTSIDE:

Front garden. Drive to brick built detached **GARAGE** with electric light and power. Good size enclosed garden.



### Floor Plan:



**Council Tax Band D.**

Total area: approx. 86.1 sq. metres (926.8 sq. feet)

Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.

15 Cherry Tree Drive, Filey

### DIRECTIONS:

From the DMA office follow the one-way system round and turn left onto Station Avenue. Turn right at the roundabout and follow the Scarborough Road out of Filey. Take the last turning on the right off Scarborough Road onto Sycamore Avenue and turn left at the top corner onto Cherry Tree Drive. The property is located on the left hand side.

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

15 CHERRY TREE DRIVE, FILEY

### Upvc Front Door to:



### ENTRANCE HALL

Built-in coats cupboard. Radiator.



### LOUNGE 5.87m x 4.63m (19'3" x 15'2")

Fitted gas fire. Wall light. Two Radiators. Upvc double glazed window.



### INNER HALL

Built-in cupboard. Access to loft housing gas central heating boiler.

/ continued over



## KITCHEN

**3.78m x 2.46m** (12'5" x 8'1")

Inset stainless steel sink, vegetable sink and drainer. Good range of base units with worktops over. Matching wall cupboards. Gas cooker point. Plumbing for automatic washing machine and dishwasher. Provision for tall 'fridge / freezer. Radiator. Upvc double glazed window. **Upvc side door.**



## BATHROOM

Bath with electric shower over. Handbasin in vanity unit and wc. Fully tiled walls. Radiator. Upvc double glazed window.



## BEDROOM ONE

**4.50m x 2.92m** (14'9" x 9'7")

Fitted wardrobes. Radiator. Upvc double glazed window.



## BEDROOM TWO

**3.40m x 2.85m** (11'2" x 9'4")

Radiator. Upvc double glazed window.



## BEDROOM THREE

**3.43m x 2.44m** (11'2" x 8'0")

Radiator.

**Upvc double glazed tilt and slide patio doors to:**

## CONSERVATORY

**2.97m x 2.31m** (9'9" x 7'7")

Upvc double glazed windows.  
**Upvc patio doors to garden.**

