

## 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



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.

# DMA

ESTATE  
AGENTS



## GROUND FLOOR FLAT, 30 THORN TREE AVENUE FILEY YO14 9NT



Freehold £115,000

### FEATURES

- \* **Ideal for first time buyer or holiday home.**
- \* One bedroom ground floor flat.
- \* Located in a cul-de-sac on the popular County Park estate.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Parking for one vehicle.
- \* Outside decked area.
- \* **EPC Rating: C.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Lounge. Kitchen. Bedroom. Bathroom.  
OUTSIDE: Front garden. Side decked area. Drive.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



30 THORN TREE AVENUE, FILEY

**Upvc Double Glazed Front Door to:**

**LOUNGE**

**4.28m x 2.89m (14'0" x 9'6")**

Radiator. Two upvc double glazed windows.



**INNER HALL**

Cupboard housing gas combination boiler.



**BEDROOM**

**3.35m x 3.40m (11'0" x 11'2")**

Radiator. Large cupboard. Upvc double glazed window.

*/ continued over*

30 Thorn Tree Avenue, Filey - continued

### KITCHEN

3.00m x 1.62m (9'10" x 5'4")

Stainless steel sink and drainer. Base cupboards with worktops. Electric hob and extractor hood above. Built-in oven. Provision for tall 'fridge freezer. Plumbing for automatic washing machine. Radiator. Upvc double glazed window.



### BATHROOM

Bath with shower over, handbasin and wc. Tiled walls. Chrome ladder radiator.

### OUTSIDE:

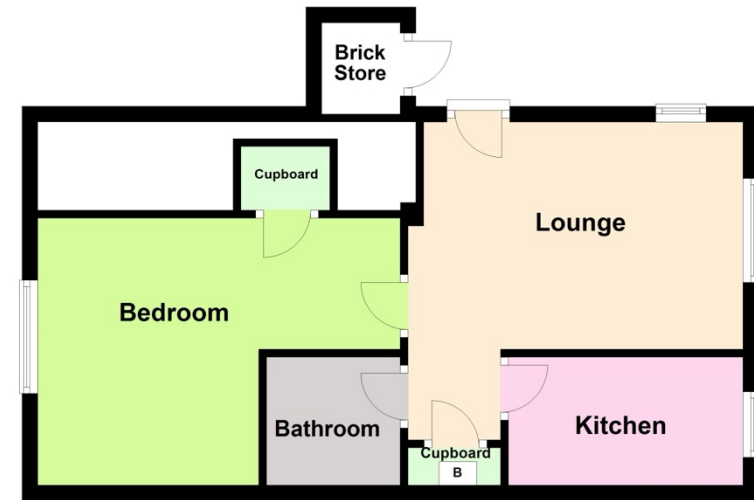
Decked area. Drive with parking space for one car. Small front garden.



### Floor Plan:

#### Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 43.1 sq. metres (464.2 sq. feet)

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

30 Thorn Tree Avenue, Filey

Council Tax Band A.

### DIRECTIONS:

Follow the directions for Scarborough out of Filey. Take the last turning on the right onto Sycamore Avenue and then first right onto Thorn Tree Avenue. Continue along Thorn Tree Avenue turning right at the T-junction and the property is located in the bottom left hand corner.

Viewing strictly by appointment only through DMA Estate Agents