



#### 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



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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



50 CHERRY TREE DRIVE, FILEY YO14 9UZ



Freehold £139,950

#### FEATURES

- \* Ideal for first time buyers or second home.
- \* One bedroom quarter house located in a cul-de-sac on the Country Park Estate.
- \* New upvc double glazing.
- \* Solar panels with battery storage.
- \* Air source heat pump.
- \* Wood burning stove.
- \* Upvc conservatory to the front.
- \* Garage.
- \* Garden to the front and side.
- \* **EPC Rating: C.**
- \* Viewing is recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Front Door to Conservatory. Open plan Lounge / Kitchen / Diner.

Stairs to:

FIRST FLOOR: Bedroom. Bathroom.

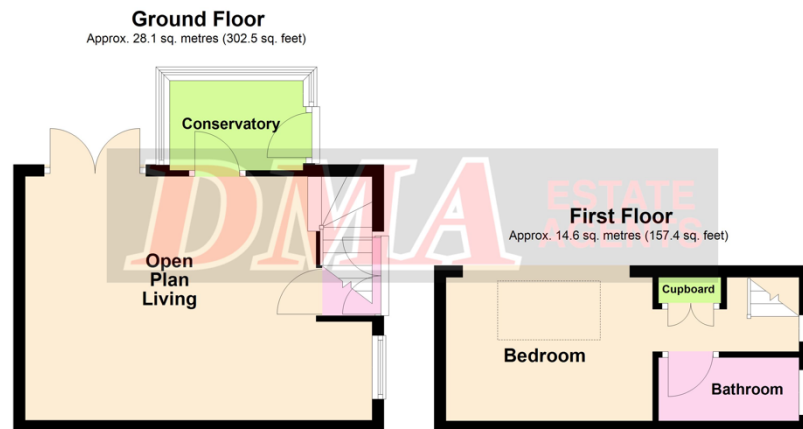
OUTSIDE: Gardens front and side. Garage.

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### Floor Plan:



Council Tax Band **A.**

### DIRECTIONS:

From the DMA office follow the one way system turning 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. Continue round Sycamore Avenue turning left at the top corner onto Cherry Tree Drive. Continue straight ahead onto the cul-de-sac and the property is located in the top left hand corner.

50 CHERRY TREE DRIVE, FILEY

### Upvc Front Door to:

**CONSERVATORY**  
**2.28m x 1.52m** (7'6" x 5'0")

Upvc double glazed windows.



### Door to:

**OPEN PLAN LOUNGE / KITCHEN / DINER** **5.94m x 4.14m** (19'6" x 13'7")

### Lounge

Wood burning stove. Understairs cupboard. **Upvc double glazed patio doors to the garden.**



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

/ continued over



## Kitchen / Diner

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Provision for 'fridge / freezer. Plumbing for automatic washing machine. Radiator. Upvc double glazed window



**Open staircase to:**

## BEDROOM ONE

**3.50m x 2.43m (11'6" x 8'0")**

Built-in wardrobe. Radiator. Upvc double glazed window. 'Velux' window.



## BATHROOM

Bath with shower attachment. Handbasin and wc. Tiled walls. Radiator. Upvc double glazed window. **Loft access.**

## OUTSIDE:

Gardens to the front and side. **GARAGE.**

