



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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www.dmaestateagents.co.uk
ESTABLISHED 1992



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50 CHERRY TREE DRIVE, FILEY YO14 9UZ



Freehold £139,950

FEATURES

- * One bedroom quarter house with 'Mezzanine' bedroom.
- * Located in a quiet cul-de-sac on the Country Park Estate within easy reach of local amenities and beach.
- * **Ideal for first time buyers or second home.**
- * New upvc double glazing.
- * Solar panels with 'Sunsynk' energy storage battery.
- * Air source heat pump.
- * Wood burning stove.
- * Upvc conservatory to the front.
- * Large garage and parking for two vehicles.
- * 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 MEZZANINE:

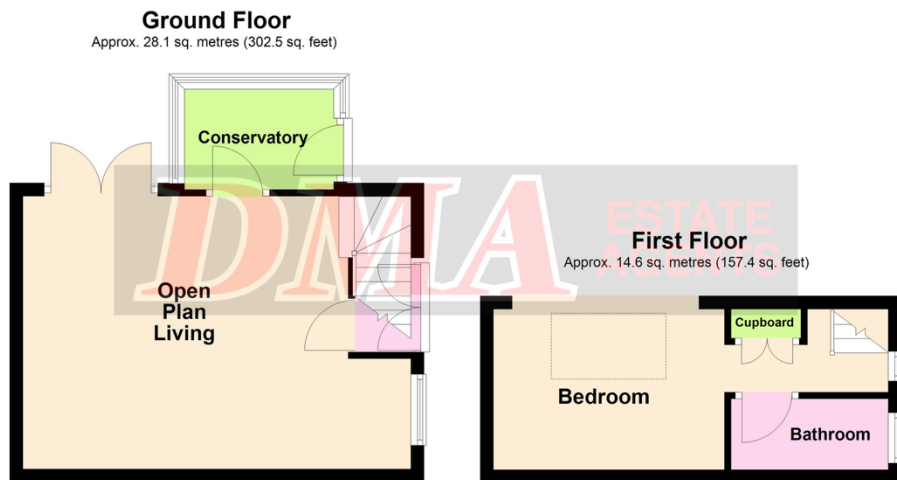
Bedroom. Bathroom.

OUTSIDE:

Gardens front and side. Garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



Total area: approx. 42.7 sq. metres (459.9 sq. feet)
50 Cherry Tree Drive, Filey

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.

Viewing strictly by appointment only through DMA Estate Agents

Upvc Front Door to:

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

Upvc double glazed windows.



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.**



/ 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. 'Velux' window. Upvc double glazed 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. Large **GARAGE**. Parking for two vehicles.

