



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.

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ESTABLISHED 1992



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36 CHERRY TREE DRIVE, FILEY YO14 9UZ



Freehold £142,000

FEATURES

- * Ideal for first time buyers or second home.
- * One bedroom town house.
- * Located in a cul-de-sac on the Country Park Estate.
- * Gas central heating.
- * Upvc double glazing.
- * Shower room.
- * Stairlift (can be removed if required).
- * Front garden.
- * Garage and parking space.
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Porch. Lounge. Kitchen.
FIRST FLOOR:	Bedroom. Shower Room.
OUTSIDE:	Small front garden. Garage and parking space.

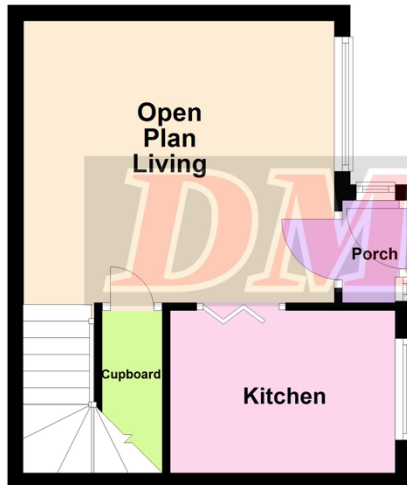
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36 CHERRY TREE DRIVE, FILEY

Floor Plan:

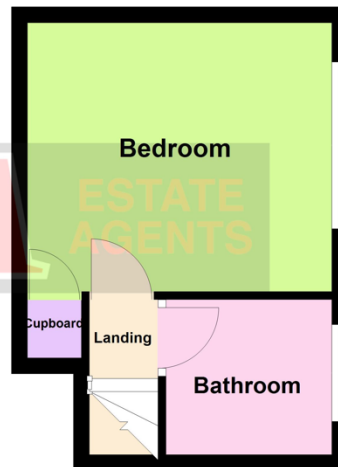
Ground Floor

Approx. 24.8 sq. metres (267.1 sq. feet)



First Floor

Approx. 19.8 sq. metres (213.4 sq. feet)



Total area: approx. 44.6 sq. metres (480.5 sq. feet)

36 Cherry Tree Drive, Filey

Upvc Front Door to:

ENTRANCE PORCH

LOUNGE

3.83m x 3.53m (12'7" x 11'7")

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



KITCHEN

2.79m x 1.77m (9'2" x 5'10")

Inset stainless steel sink and drainer. Modern base units with worktops over. Matching wall cupboards. Gas hob. Built-in oven. Plumbing for automatic washing machine. Provision for tall 'fridge / freezer. Wall mounted combination boiler. Upvc double glazed window.



Stairs with stairlift (can be removed if required).

/continued over

FIRST FLOOR:

SHOWER ROOM

Corner shower cubicle. Handbasin in vanity unit and wc. Half tiled walls. Radiator. Upvc double glazed window. **Loft access via pull down ladder with light and power.**



BEDROOM

3.83m x 3.60m (12'7" x 11'0")

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



OUTSIDE:

Front garden. **GARAGE** in adjacent block. Parking space for one car.



Council Tax Band **A.**

DIRECTIONS:

Take the Scarborough road out of Filey and take the last turning on the right onto Sycamore Avenue. Continue round Sycamore Avenue turning left onto Cherry Tree Drive and the property is located at the top of the cul-de-sac.

Viewing strictly by appointment only through DMA Estate Agents