



#### 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



36 CHERRY TREE DRIVE, FILEY YO14 9UZ



Freehold £139,000

#### 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.
- \* **EPC Rating: C.**
- \* 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.

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)

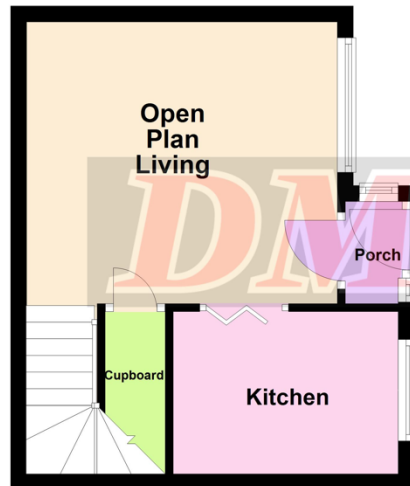


36 CHERRY TREE DRIVE, FILEY

## Floor Plan:

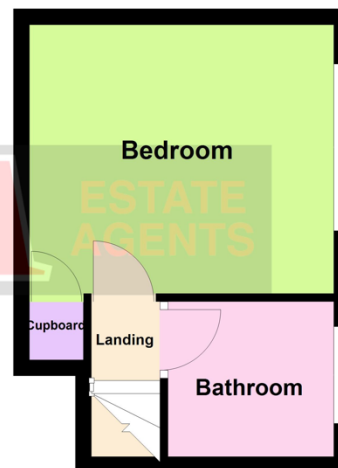
### Ground Floor

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.



**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.

### OUTSIDE:

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



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