



### 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  
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65 FIR TREE DRIVE, FILEY YO14 9NR



Freehold £220,000

### FEATURES

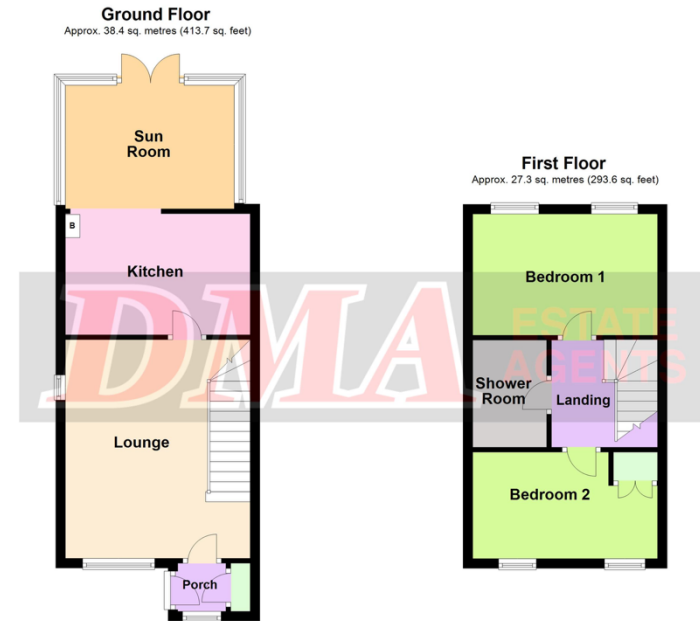
- \* Two bedroom semi-detached house.
- \* Located on the popular County Park Estate close to Parish Woods.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Solid oak internal doors and staircase.
- \* Modern open plan kitchen and sun room.
- \* Modern shower room.
- \* Ample off street parking.
- \* Enclosed rear garden.
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Composite Front Door to Upvc Porch. Door to Lounge. Kitchen opening to Sun Room.
FIRST FLOOR:	Two Bedrooms. Shower Room
OUTSIDE:	Blocked paved driveway. Enclosed rear garden.

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**Floor Plan:**



**Ground Floor**  
Approx. 38.4 sq. metres (413.7 sq. feet)

**First Floor**  
Approx. 27.3 sq. metres (293.6 sq. feet)

Total area: approx. 65.7 sq. metres (707.3 sq. feet)

Please note this floor plan is only a guide and not to scale.  
Plan produced using PlanUp.

**65 Fir Tree Drive, Filey**

65 Fir Tree Drive, Filey - continued

### SHOWER ROOM

1.88m x 2.24m (6'2" x 7'4")

Shower cubicle with mixer shower. Handbasin and wc. Tiled walls and floor. Ladder towel radiator. Upvc double glazed window. **Loft access.**



### OUTSIDE:

Blocked paved driveway with parking for several vehicles. Enclosed rear garden with Indian stone paving. **SHED.**



Council Tax Band **B.**

### DIRECTIONS:

From the DMA office take the road to Scarborough out of Filey. Go straight across the large roundabout on Scarborough Road onto Fir Tree Drive. Continue onto Fir Tree Drive and the property is located on the left hand side after the junction with Grove Hill Road.

65 FIR TREE DRIVE, FILEY

### Composite Front Door to:

### ENTRANCE PORCH

Built-in cupboard. Oak floor. Upvc double glazed window.

### LOUNGE

4.54m x 3.83m (14'10" x 12'7")

Log burner. Oak floor. Radiator. Two upvc double glazed windows.



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

/ continued over

65 Fir Tree Drive, Filey - continued

## KITCHEN

3.15m x 2.84m (10'4" x 9'4")

Inset white sink and drainer. Base units with solid wood worktops over. Matching wall cupboards. Gas hob with extractor over. Built-in electric oven. Breakfast bar. Cupboard housing the gas combination boiler. Plumbing for automatic washing machine. Integrated dishwasher. Provision for tall American 'fridge / freezer. Inset spotlights. Oak floor. Two radiators.



Opening to:

## SUNROOM

3.50m x 2.56m (11'6" x 8'5")

Inset spotlights. Oak floor. Upvc double glazed windows. **Upvc patio doors to back garden.**



## FIRST FLOOR:

### LANDING

*Access to boarded loft with fitted storage.*

### BEDROOM ONE

3.83m x 2.54m (12'7" x 8'4")

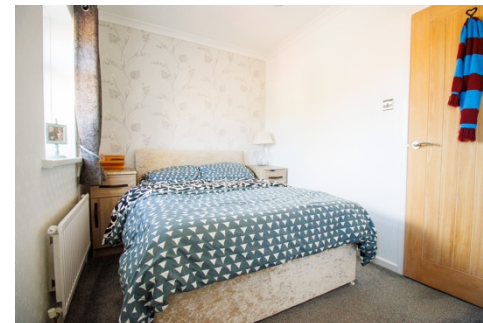
Radiator. Two upvc double glazed windows.



### BEDROOM TWO

3.68m x 3.12m (12'7" x 7'3")

Built-in cupboard. Radiator. Two upvc double glazed windows.



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