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**Thorn Tree Avenue,
Filey, YO14 9NT**

Located within walking distance to Filey town centre, the seafront and the Cleveland Way, this two bedroom semi detached house is ready for occupation and comes recently decorated. The property has two double bedrooms, gardens to the front and rear, off road parking and a downstairs WC. Viewing is highly recommended.

**Rent - £795 PCM
Deposit - £917**



ENTRANCE HALL

uPVC double glazed front door, storage cupboard, ceiling light, radiator and coving.

W/C

1.70 x 0.80 (5'6" x 2'7")

w/c, hand basin, radiator, extractor fan and ceiling light.

KITCHEN

2.01 x 2.40 (6'7" x 7'10")

uPVC double glazed window, fitted kitchen with a range of cupboards and drawers, built in oven and gas hob, space for fridge/freezer and washing machine and ceiling light.

LIVING ROOM

4.64 x 3.87 (15'2" x 12'8")

Two uPVC double glazed windows, uPVC double glazed rear door, radiator, ceiling lights and coving.

STAIRS TO FIRST FLOOR LANDING

Loft access and ceiling light.

BEDROOM ONE

3.85 x 2.47 (12'7" x 8'1")

Two uPVC double glazed windows, radiator, ceiling light and coving

BEDROOM TWO

3.86 x 2.25 (12'7" x 7'4")

Two uPVC double glazed windows, above stairs storage cupboard, radiator, ceiling light and coving.

BATHROOM

1.86 x 2.25 (6'1" x 7'4")

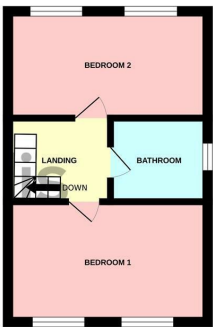
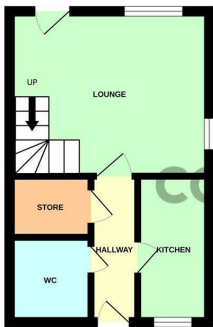
Bath with electric shower over, w/c hand basin with vanity unit, airing cupboard, inset ceiling spotlights and radiator.

OUTSIDE



GROUND FLOOR

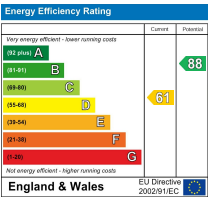
1ST FLOOR



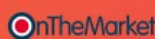
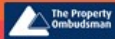
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Thorn Tree Avenue - 18008538
Council Tax Band - B
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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