



#### 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



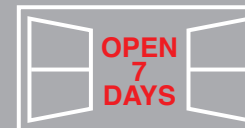
Proprietors: **David Mansfield ATTON** FNAEA.  
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[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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# DMA

ESTATE  
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73 THORN TREE AVENUE, FILEY YO14 9NT



**Freehold £269,500**

#### FEATURES

- \* **Ideal family home.**
- \* Extended three bedroom detached house.
- \* Located on the popular country park estate.
- \* Gas central heating via a condensing combination boiler.
- \* Upvc double glazing.
- \* Modern kitchen / dining room.
- \* Modern bathroom and shower room.
- \* Conservatory / utility room.
- \* Gardens front and rear.
- \* Long drive to brick and tiled garage.
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Hall. Lounge. Kitchen / Dining Room. Conservatory / Utility Room.
FIRST FLOOR:	Three Bedrooms. Bathroom. Shower Room.
OUTSIDE:	Front garden. Long drive to garage. Enclosed rear garden.

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73 THORN TREE AVENUE, FILEY

**Front Door to:**

**ENTRANCE HALL**

Laminate flooring. Radiator. Upvc double glazed window with wooden shutters.



**KITCHEN / DINING ROOM**

**6.02m x 4.90m** (19'9" x 16'1")

Inset stainless steel sink, vegetable sink and drainer. Base cupboards with worktops. Matching wall cupboards. Six burner gas stove with extractor hood above. Island with storage and worktops. Ladder radiator. Laminate flooring. Understairs cupboard. Two upvc double glazed windows.



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**Door to:**

**CONSERVATORY / UTILITY**  
2.39m x 1.85m (7'10" x 6'1")

Plumbing for automatic washing machine and dishwasher and vented for dryer. Tiled floor. Upvc double glazed windows. **Upvc double glazed door to rear.**



**Double Doors to:**

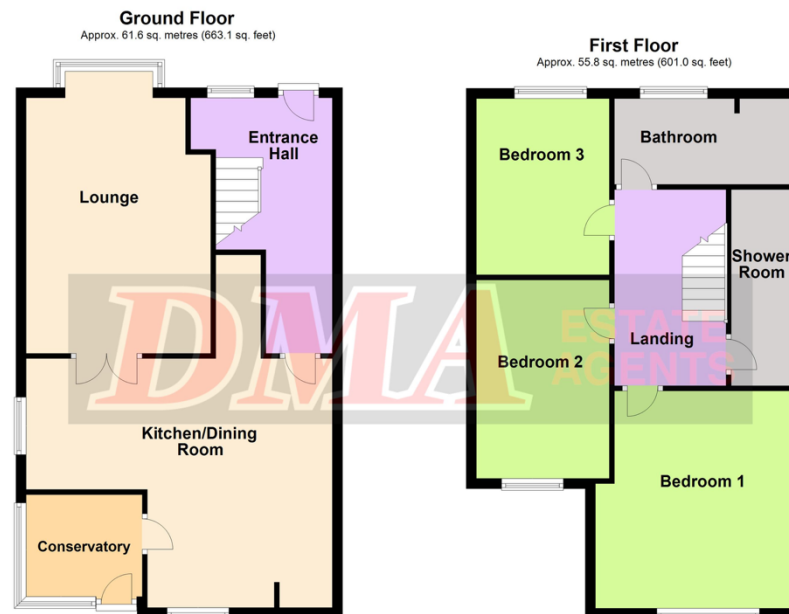
**LOUNGE**

**5.03m x 3.48m (16'6" x 11'11")**

Electric fire in 'Portland Stone' effect surround. Radiator. Upvc double glazed square bay window with wooden shutters.



**Floor Plan:**



Total area: approx. 117.4 sq. metres (1264.1 sq. feet)

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

73 Thorn Tree Avenue, Filey





**Council Tax Band**      **D.**

#### **DIRECTIONS:**

Follow the directions for Scarborough out of Filey. Take the last turning on the right onto Sycamore Avenue and then the first right onto Thorn Tree Avenue. Continue along Thorn Tree Avenue taking the last turning on the left. The property is located at the head of the cul-de-sac.

#### **FIRST FLOOR:**



#### **LANDING**

Airing cupboard with immersion heater. **Loft access.**

#### **SHOWER ROOM**

Large shower cubicle with resin stone base, handbasin in vanity unit and wc. Tiled walls. Inset spotlights. Chrome towel rail. Upvc double glazed window.



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#### **BEDROOM ONE**

**4.27m x 3.56m** (14'0" x 11'8")

Free standing wardrobes with sliding mirror doors. Radiator. Upvc double glazed window with wooden shutters.

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

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## BEDROOM TWO

3.61m x 2.62m (11'10" x 8'7")

Radiator. Upvc double glazed window.



## BEDROOM THREE

3.48m x 2.59m (11'5" x 8'6")

Radiator. Upvc double glazed window.



## BATHROOM

Freestanding slipper bath with claw feet, handbasin in vanity unit with mirror over and wc. Chrome towel rail. Tiled walls and floor. Upvc double glazed window.



## OUTSIDE:

Front garden with lawn, shrubs and patio area. Long drive to **brick GARAGE with electric light and power**. Rear garden with decking area and raised beds.

