



### 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



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# DMA

ESTATE  
AGENTS



16 THORN TREE AVENUE, FILEY YO14 9NT



Freehold £154,950

### FEATURES

- \* Two bedroom semi-detached bungalow.
- \* Located on the popular country park estate.
- \* Upvc double glazed windows.
- \* Gas central heating to radiators.
- \* Modern fitted kitchen and bathroom.
- \* Conservatory.
- \* Garage.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is recommended.

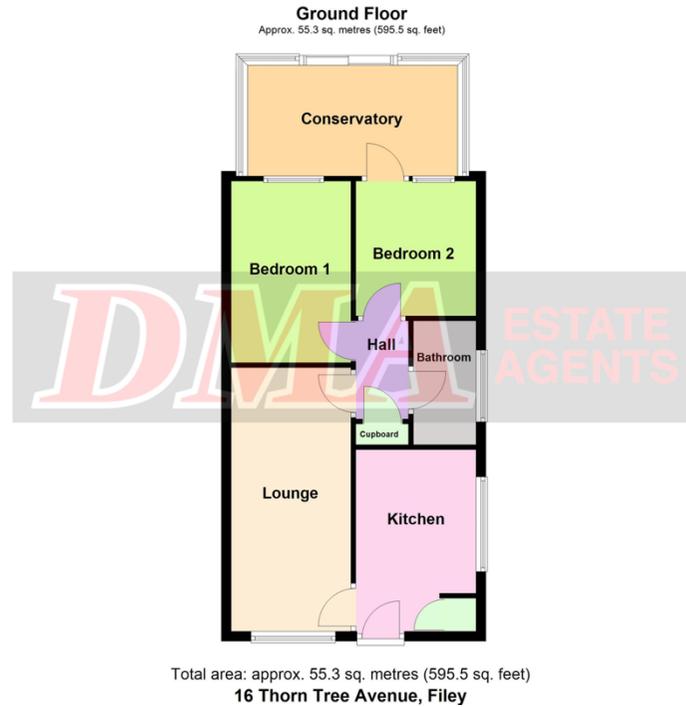
### ACCOMMODATION IN BRIEF

INTERNAL:	Upvc Front Door to Kitchen. Lounge. Inner Hall. Two Bedrooms. Bathroom. Conservatory.
OUTSIDE:	Front garden. Drive to garage. Enclosed rear garden.

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**Floor plan:**



16 THORN TREE AVENUE, FILEY

**Front Door to:**

**KITCHEN**

**3.65m x 2.44m (12'0" x 8'0")**

Inset stainless steel sink, vegetable sink and drainer. Modern base units with worktops over. Matching wall cupboards. Tall larder cupboard. Gas hob with extractor fan above. Built-in oven. Plumbing for automatic washing machine. Laminate floor. Upvc double glazed window.



**LOUNGE**

**5.33m x 2.97m (17'6" x 9'9")**

Radiator. Upvc double glazed window.



**INNER HALL**

Fitted cupboard. **Access to loft housing the gas combination boiler.**

### BEDROOM ONE

3.65m x 2.97m (12'0" x 9'9")

Radiator. Upvc double glazed window.



### BEDROOM TWO

2.69m x 2.44m (8'10" x 8'0")

Radiator.



### Door to:

### CONSERVATORY

4.27m x 2.23m (14'0" x 7'4")

Radiator. Tiled floor.



### BATHROOM

Bath, handbasin and wc in white. Mixer shower over the bath. Shower screen. Radiator. Tiled walls. Upvc double glazed window.



### OUTSIDE:

Front garden. Drive to large concrete **GARAGE 6.01m x 2.69m (19'9" x 8'10") with electric light and power.** Enclosed rear garden with patio area.



Council Tax Band

**B.**

### DIRECTIONS:

From the DMA office turn left along Belle Vue Street and then straight across on the one-way system turning left onto Station Avenue. Follow the Scarborough Road out of Filey and take the last turning on the right off Scarborough Road onto Sycamore Avenue. Thorn Tree Avenue is the first turning on the right and the property is located on the right hand side.

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