



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

ESTABLISHED 1992



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DMA

ESTATE AGENTS



**GROUND FLOOR FLAT, 30 THORN TREE AVENUE
FILEY YO14 9NT**



Freehold £119,950

FEATURES

- * One bedroom ground floor flat.
- * Located in a cul-de-sac on the popular Country Park estate.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Parking for one vehicle.
- * Outside decked area.
- * **EPC Rating: C.**
- * Viewing is highly recommended.

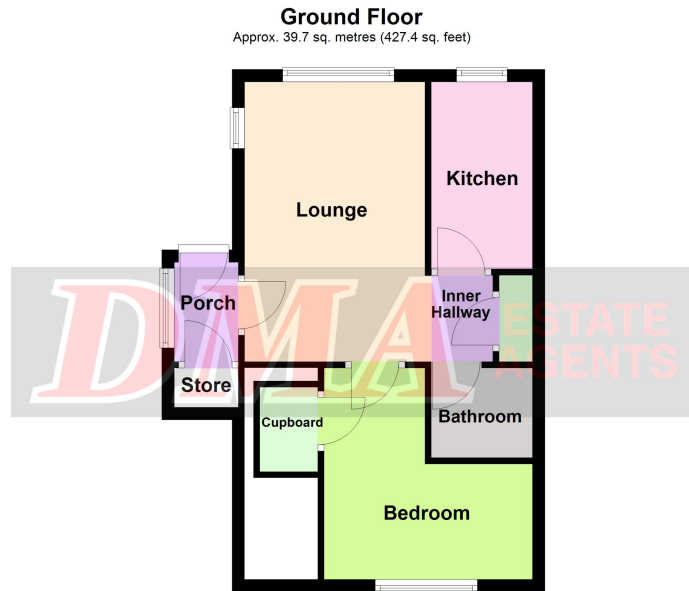
ACCOMMODATION IN BRIEF

INTERNAL: Front Door to Entrance Porch. Lounge. Kitchen. Bedroom. Bathroom.

OUTSIDE: Front garden. Side decked area. Drive.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk**

Floor Plan:



Ground Floor
Approx. 39.7 sq. metres (427.4 sq. feet)

Total area: approx. 39.7 sq. metres (427.4 sq. feet)
Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

30 Thorn Tree Avenue, Filey, Filey

30 THORN TREE AVENUE, FILEY

Upvc Double Glazed Front Door to:

ENTRANCE PORCH

Built-in store. Upvc double glazed window.



LOUNGE

4.28m x 2.89m (14'0" x 9'6")

Radiator. Two upvc double glazed windows. **Upvc double glazed door.**



INNER HALL

Cupboard housing gas combination boiler.

30 Thorn Tree Avenue, Filey - continued

KITCHEN

3.00m x 1.62m (9'10" x 5'4")

Stainless steel sink and drainer. Base cupboards with worktops. Matching wall units. Electric hob and extractor hood above. Built-in oven. Provision for tall 'fridge freezer. Plumbing for automatic washing machine. Radiator. Upvc double glazed window.



OUTSIDE:

Front garden. Decked area. **SHED.** Drive with parking space for one car.



BATHROOM

Bath with shower over, handbasin and wc. Tiled walls. Extractor fan. Chrome ladder radiator.

Council Tax Band A.

BEDROOM

3.40m x 3.35m (11'2" x 11'0")

Large built-in cupboard. Radiator. Upvc double glazed window.



DIRECTIONS:

Follow the directions for Scarborough out of Filey. Take the last turning on the right onto Sycamore Avenue and then first right onto Thorn Tree Avenue. Continue along Thorn Tree Avenue turning right at the T-junction and the property is located in the bottom left hand corner.

Viewing strictly by appointment only through DMA Estate Agents