

## 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



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## 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)

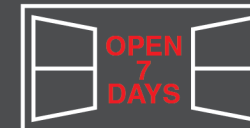
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# DMA

ESTATE  
AGENTS



37 CHERRY TREE DRIVE, FILEY YO14 9UZ



Freehold £190,000

### FEATURES

- \* **Ideal for retirement or second home.**
- \* Two bedroom semi-detached bungalow.
- \* Located in a cul-de-sac.
- \* Gas central heating to radiators.
- \* Upvc double glazing.
- \* Conservatory.
- \* Photovoltaic solar panels.
- \* Gardens front and rear.
- \* Drive to garage.
- \* **EPC Rating: D.**
- \* **Sold with no onward chain.**
- \* Viewing is recommended.

### ACCOMMODATION IN BRIEF

INTERNAL: Side Door to Entrance Hall. Lounge. Kitchen. Two Bedrooms.  
Bathroom. Conservatory.

OUTSIDE: Drive to garage. Gardens front and rear.

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**Floor Plan:**



**Council Tax Band B.**

**DIRECTIONS:**

From the DMA office follow the one-way system round and turn left onto Station Avenue. Turn right at the roundabout and follow the Scarborough Road out of Filey. Take the last turning on the right off Scarborough Road onto Sycamore Avenue and turn left at the top corner onto Cherry Tree Drive. The property is located on the right hand side.

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

**Upvc Side Door to:**

**ENTRANCE HALL**

Airing / storage cupboard.

**LOUNGE**

**5.41m x 3.05m (17'9" x 10'0")**

Wall lights. Radiator. Square bay upvc double glazed window.



**BEDROOM TWO**

**3.61m x 2.21m (11'10" x 7'3")**

Built-in cupboard housing central heating boiler. Radiator. Upvc double glazed window.



*/ continued over*

37 Cherry Tree Drive, Filey - continued

### SHOWER ROOM

2.00m x 1.77m (6'7" x 5'10")

Shower cubicle, handbasin in vanity unit and wc. Tiled walls. Radiator. Upvc double glazed window. **Loft access.**



3.76m x 2.64m (12'4" x 8'8")

### BEDROOM ONE

Fitted wardrobes with sliding doors. Radiator. Upvc double glazed window.



### KITCHEN

2.79m x 2.67m (9'2" x 8'9")

Inset sink, vegetable sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric induction hob with stainless steel extractor hood over. Built-in oven and microwave. Provision for 'American style' fridge / freezer. Plumbing for automatic washing machine. Radiator. Upvc double glazed window.



**Upvc patio doors to:**

### CONSERVATORY

4.62m x 2.15m (15'2" x 7'1")

Radiator. Upvc double glazed windows (*One tilt and turn*). **Upvc double glazed door to the garden.**



### OUTSIDE:

Gardens to the front and rear. Drive to sectional concrete **GARAGE.**

