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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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- * 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.

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Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

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26 THORN TREE AVENUE, FILEY YO14 9NT



Freehold £225,000

FEATURES

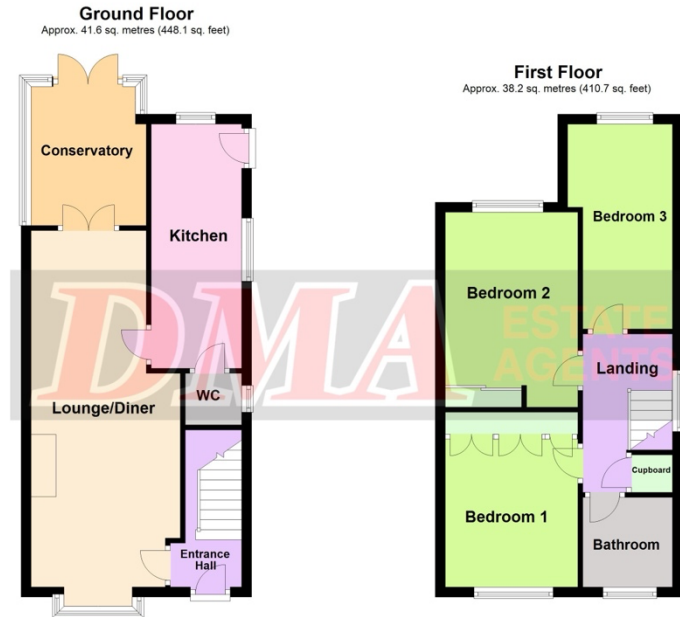
- * Modern three bedroom semi-detached house located in a cul-de-sac.
- * Upvc double glazed windows.
- * Gas central heating to radiators.
- * Through lounge / diner.
- * Upvc double glazed conservatory.
- * Drive to brick garage.
- * Front garden and well enclosed rear garden.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Entrance Hall. Through Lounge / Diner. Conservatory. Kitchen.
FIRST FLOOR:	Three Bedrooms. Bathroom.
OUTSIDE:	Gardens front and rear. Drive to brick garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



Total area: approx. 79.8 sq. metres (858.8 sq. feet)

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

26 Thorn Tree Avenue, Filey

BATHROOM

1.82m x 1.80m (6'0" x 5'11")

Mixer shower over the bath with shower screen. Handbasin in vanity unit, wc and bidet. Fully tiled walls and floor. White towel radiator. Upvc double glazed window.



Front Door to:

ENTRANCE HALL

Radiator.

LOUNGE / DINING AREA

2.99m narrowing to 2.31 x 7.16m (9'10" narrowing to 7'7" x 23'6")

Freestanding log effect electric fire set in feature fireplace. Two radiators. Upvc double glazed window.



OUTSIDE:

Open aspect to the front garden. Drive to brick **GARAGE**. Enclosed rear garden.



Council Tax Band B.

DIRECTIONS:

Follow the directions for Scarborough out of Filey and take the last turning on the right onto Sycamore Avenue. Take the first right onto Thorn Tree Avenue and the property is located in the bottom right hand corner.



CONSERVATORY

2.79m x 2.10m (9'2" x 6'11")

Upvc double glazed windows. **Upvc double glazed doors to garden.**

Viewing strictly by appointment only through DMA Estate Agents

KITCHEN

4.90m x 2.10m (16'1" x 6'11")

Inset stainless steel sink, vegetable sink and drainer. Excellent range of modern base units finished in grey with worktops over. Matching wall cupboards. Gas hob with extractor over. Built-in electric oven. Provision for tall 'fridge / freezer. Integrated dishwasher. Spotlights. Laminate floor. Radiator. Two upvc double glazed windows.



SEPARATE WC

2.10m x 3.06m (0'86" x 1'06")

Upvc double glazed window.



FIRST FLOOR:



LANDING

Built-in cupboard housing combination boiler. Upvc double glazed side window. **Loft access.**

BEDROOM ONE

2.97m x 2.66m (9'9" x 8'9")

Built-in wardrobes. Radiator. Upvc double glazed window.



BEDROOM TWO

2.64m x 3.47m (8'8" x 11'5")

Built-in wardrobes with sliding doors. Radiator. Upvc double glazed window.



BEDROOM THREE

1.82m widening to 2.08m x 4.11m
(6'0" widening to 6'10" x 13'6")

Radiator. Upvc double glazed window.



/ continued over