

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.
Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON
www.dmaestateagents.co.uk

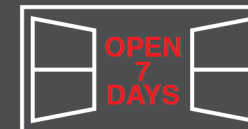
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



BRYWIN COTTAGE CHURCH HILL, REIGHTON YO14 9RX



Freehold £360,000

FEATURES

- * Ideal family home.
- * Double fronted three bedroom detached cottage.
- * Standing on a large plot with sea views to the front.
- * Spacious living accommodation.
- * Oil fired central heating.
- * Double width drive.
- * Very large rear garden.
- * Sold with no onward chain.
- * EPC Rating: F.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Upvc Door to Entrance / Utility. Kitchen. Lounge / Diner. Snug.

FIRST FLOOR: Three Bedrooms. Bathroom.

OUTSIDE: Front garden. Double width drive. Large rear garden.

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

Upvc Door to:

ENTRANCE / UTILITY

2.26m x 2.13m (7'5" x 7'0")

Oil fired central heating boiler.

KITCHEN

3.91m x 2.33m (12'10" x 7'8")

Inset stainless steel sink and drainer. White base cupboards with worktops over. Matching wall cupboards. Built-in oven. Electric hob with extractor fan over. Plumbing for an automatic washing machine. Provision for low level 'fridge. Understairs cupboard. Radiator. Upvc double glazed window.



LOUNGE / DINER

7.26m x 3.27m widening to 4.19m
(23'10" x 10'9" widening to 13'9")

Stone fireplace with electric stove. Two radiators. Two double glazed bay windows in timber frames. **Front door.**



Floor Plan:



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)

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

Brywin Cottage, Church Hill, Reighton



Open to:

SNUG / OFFICE

3.17m x 2.31m (10'5" x 7'7")

Radiator. Upvc double glazed window.

FIRST FLOOR:

LANDING

Airing cupboard housing
immersion heater.



BEDROOM ONE

3.98m x 3.27m (13'1" x 10'9")

Radiator. **Loft access.** Double glazed window in timber frame with sea views.

/ continued over

BEDROOM TWO

4.16m x 2.92m (13'8" x 9'7")

Radiator. **Double glazed window in timber frame with sea views.**



BEDROOM THREE

2.79m x 2.36m (9'2" x 7'9")

Radiator. Upvc double glazed window.

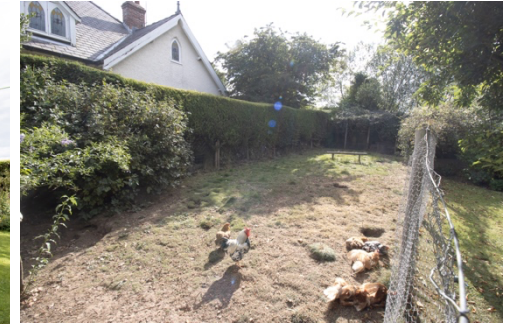


BATHROOM

Bath, handbasin and wc in peach. Radiator. Upvc double glazed window.

OUTSIDE:

Front garden. Double width drive to the side. **WORKSHOP** with shower cubicle. Extensive terraced gardens to the rear with lawn and borders. Timber outbuildings. Chicken run. **Two GREENHOUSES.** Views from the garden towards Filey Brigg.



Council Tax Band

A.

LOCATION:

Situated in a small hamlet just four miles from Filey and six miles from Bridlington.

DIRECTIONS:

From Filey take the A165 road to Bridlington. Turn left at the roundabout just after The Bay signposted Reighton. As you enter the village proceed up the hill and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents