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| Saturday                 | 9 am    | to | 2 pm |
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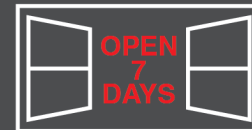
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# DMA

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## GATE COTTAGE, ROYAL OAK, FILEY YO14 9QE



Freehold £349,950

### FEATURES

- \* Three bedroom semi-detached cottage with a one bedroom annex to the side (currently used as a holiday let).
- \* Originally built as a station house in the 1880s.
- \* Views to the front and side.
- \* The property has been beautifully modernised throughout.
- \* LPG central heating.
- \* Upvc double glazing.
- \* Modern fitted kitchen and bathroom.
- \* Gardens front and side.
- \* Photovoltaic solar panels on the main roof.
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

#### Main House

GROUND FLOOR: Side Porch to Dining Kitchen. Large Utility Room. Lounge. Conservatory.

FIRST FLOOR: Three Bedrooms. Large Bathroom.

#### Annex (All furniture included in the Annex)

INTERNAL: Upvc Door to Porch. Lounge. Kitchen. Bedroom. Bathroom.

OUTSIDE: Gardens front and side. Drive for two or three cars.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
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GATE COTTAGE, ROYAL OAK

**Upvc Door to:**

**DINING KITCHEN**

**6.12m x 2.89m narrowing to 1.93m**  
(20'1" x 9'6" narrowing to 6'4")

Inset white sink, vegetable sink and drainer. Excellent range of base cupboards with worktops over. Matching wall cupboards. Range cooker with extractor hood over. LPG combination boiler. Built-in 'fridge / freezer. Inset spotlights. Radiator. Upvc double glazed window.



**UTILITY ROOM / WC**

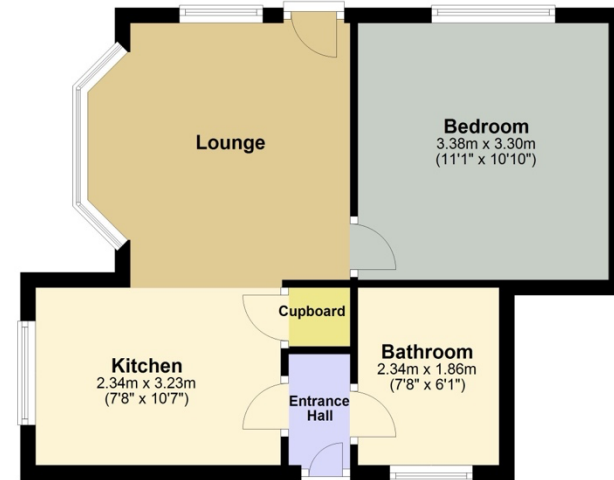
**2.18m x 1.67m (7'2" x 5'6")**

Handbasin and wc in vanity unit. Plumbing for automatic washing machine and dryer. Base cupboard with worktop over and matching wall cupboard. Inset spotlights. Heated towel rail. Upvc double glazed window.

**Floor Plan:**

**Ground Floor**

Approx. 36.4 sq. metres (391.8 sq. feet)

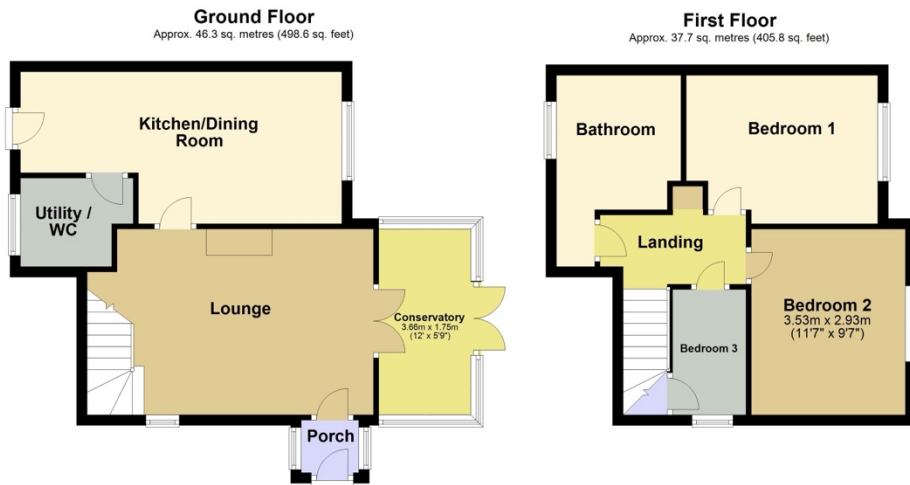


Total area: approx. 36.4 sq. metres (391.8 sq. feet)

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

**The Annex, Gateway Cottage, Royal Oak**

**Floor Plan:**



Total area: approx. 84.0 sq. metres (904.4 sq. feet)

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

**Gate Cottage, Royal Oak**



**LOUNGE**

**5.43m x 3.53m (17'10" x 11'7")**

Log burner in fireplace with wood mantle over and tiled hearth. Built-in book shelves. Radiator. Upvc double glazed window.



**Door to Side Porch**

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Gate Cottage, Royal Oak - continued

**Double doors to:**

**CONSERVATORY**

**3.65m x 1.75m (12'0" x 5'9")**

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



**FIRST FLOOR:**

**LANDING**



**BEDROOM THREE**

**2.38m x 1.75m (7'10" x 5'9")**

Radiator. Upvc double glazed window.

Gate Cottage, Royal Oak - continued



**LOCATION:**

Royal Oak is a small hamlet on the A165 just inland from Filey Bay between Hunmanby and Filey.

**Council Tax Band B.**

**DIRECTIONS:**

From Filey take the A165 Bridlington road. The property is located on the left hand side just before the Royal Oak railway crossing.

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



Gate Cottage, Royal Oak - continued

## BATHROOM

P-shaped bath with electric shower over and screen. Handbasin and wc. Tiled floor. Electric radiator.



## OUTSIDE:

Enclosed gardens to the front and side. Drive with parking for two or three cars.



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## BEDROOM ONE

3.55m x 2.56m (11'8" x 8'5")

Radiator. *Upvc double glazed window with sea views.*



## BATHROOM

2.92m x 2.26m widening to 4.26m (9'7" x 7'5" widening to 14'0")

Roll top bath. Large walk-in shower cubicle with mixer shower. Handbasin in vanity unit and wc. Part tiled walls. Heated towel radiator. Extractor fan. Inset spotlights. Radiator. Two upvc double glazed window.

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Gate Cottage, Royal Oak - continued



**BEDROOM TWO**

**2.99m x 2.92m (9'10" x 9'7")**

Radiator. *Upvc double glazed window with sea views.*



**THE ANNEX**

*(All furniture included in the Annex)*

***Own Door to:***

**LOUNGE**

**2.89m x 3.37m (9'6" x 11'1")**

Electric radiator. Upvc double glazed bay window. Upvc double glazed side window.



***Step up to:***

**KITCHEN**

**4.14m x 2.33m (13'7" x 7'8")**

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Built-in oven. Electric hob with stainless steel extractor hood over. Provision for washing machine and undercounter 'fridge. Cupboard housing Calor gas boiler to hot water. Upvc double glazed window.



**BEDROOM**

**3.30m x 3.37m (10'10" x 11'1")**

Electric radiator. Upvc double glazed window.



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