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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**



**COMMERCIAL SALES**

**Proprietors: David Mansfield ATTON FNAEA.  
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[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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**ESTATE AGENTS**



**WHITE COTTAGE, CHURCH HILL, REIGHTON YO14 9RX**



**Freehold £415,000**

**FEATURES**

- \* Individual detached three bedroom house built in 1959.
- \* **Views from the east elevation to the coast.**
- \* Set back from the main road.
- \* Standing on approximately 3/4 acre.
- \* Oil central heating to radiators.
- \* Upvc double glazing.
- \* Drive to large parking space.
- \* Extensive gardens.
- \* **Potential building plot subject to planning.**
- \* Viewing is highly recommended.

**ACCOMMODATION IN BRIEF**

**GROUND FLOOR:** Front Door to Entrance Porch. Kitchen. Separate WC. Dining Room. Lounge.

**FIRST FLOOR:** Three Bedrooms. Bathroom.

**OUTSIDE:** Large rear garden.

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

WHITE COTTAGE, CHURCH HILL, REIGHTON

**Stable Front Door to:**



**ENTRANCE HALL**

Radiator.

**DINING ROOM**

**4.06m x 3.86m (13'4" x 12'8")**

Understairs cupboard. Exposed beams. Pine flooring. Two radiators. Wide upvc window with window seat.



**Floor Plan:**



**Council Tax Band E.**

**LOCATION:**

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

**DIRECTIONS:**

From Filey take the A165 road towards Bridlington. Turn left at the roundabout after The Bay towards Reighton. The drive way for the property is located on the right hand side just after the right hand turning for St Helens Lane.

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

White Cottage, Church Hill, Reighton - continued.



## LOUNGE

4.52m x 4.36 (14'10" x 14'4")

Feature tiled fireplace. Exposed beams. Pine flooring. Two radiators. Three upvc double glazed windows. *Upvc French doors to rear garden.*



## REAR PORCH

Upvc double glazed window.



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White Cottage, Church Hill, Reighton - continued.

## KITCHEN

5.48m x 2.74m (18'0" x 9'0")

Stainless steel vegetable sink and drainer. Good range of oak finish base and wall cupboards. Marble effect worktops. Inset induction hob with extractor hood above. Built-in double oven. Provision for tall 'fridge freezer. Plumbing for automatic washing machine and dishwasher. Upvc double glazed window. Stable door to rear porch.



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White Cottage, Church Hill, Reighton - continued.

## **OUTSIDE:**

Drive to large parking area. **BOILER ROOM** with oil central heating boiler. Extensive gardens to the rear covering approximately  $\frac{3}{4}$  acre. Mature shrubs. Two large **SHEDS**. **GREENHOUSE**. *Potential building plot (subject to planning) on the east side of the property.*



## **SEPARATE WC**

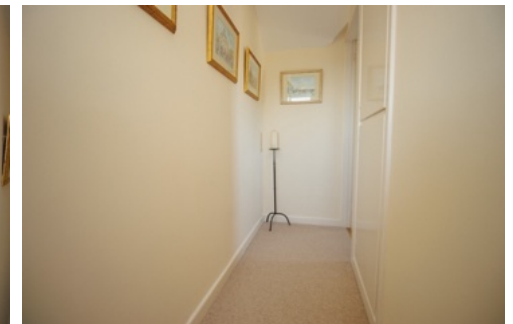
Handbasin and WC. Radiator. Upvc double glazed window.



## **FIRST FLOOR:**

### **LANDING**

*Views to the coast from the landing.* Airing cupboard.



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White Cottage, Church Hill, Reighton - continued.

### BEDROOM ONE

4.44m x 4.39m (14'7" x 14'5")

Fitted wardrobes. Radiator. Two upvc double glazed window.



### BEDROOM TWO

3.81m x 2.74m (12'6" x 9'0")

Built-in cupboards and wardrobes. Radiator. Upvc double glazed windows.



### BEDROOM THREE

3.75m x 2.69m (12'4" x 8'10")

Fitted wardrobes. Radiator. Two upvc double glazed window.



### BATHROOM

2.64m x 2.13m (8'0" x 7'0")

Bath with 'Triton' electric shower over. Handbasin and WC. Radiator. *Upvc double glazed window with views to Filey Brigg and Scarborough.*



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