



**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.  
Samantha ADDISON  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
ESTABLISHED 1992



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**DMA**

ESTATE AGENTS



6 RUTLAND COURT, RUTLAND STREET, FILEY YO14 9JA



Freehold OIRO £210,000

**FEATURES**

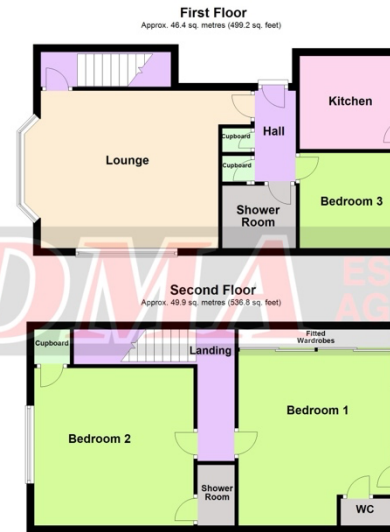
- \* Ideal for retirement or second home.
- \* Two / three bedroom first floor maisonette.
- \* Sea views from the lounge window.
- \* Conveniently located for the Crescent, town centre and beach.
- \* Gas central heating.
- \* Upvc double glazing.
- \* Ensuite facilities to two bedrooms.
- \* Formal maintenance agreement in existence.
- \* EPC Rating: E.
- \* Viewing is highly recommended.

**ACCOMMODATION IN BRIEF**

GROUND FLOOR:	Front Door to Entrance Hall.
Stairs (with stair lift) to:	
FIRST FLOOR:	Own Door to Entrance Hall. Lounge. Kitchen. Bedroom. Shower Room.
Stairs (with stair lift) to:	
SECOND FLOOR:	Two bedrooms (one with ensuite shower room).

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)

**Floor Plan:**



Total area: approx. 96.3 sq. metres (1036.0 sq. feet)

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

**6 Rutland Court, Rutland Street, Filey**

6 Rutland Court, Rutland Street, Filey - continued

### ENSUITE SHOWER ROOM

Shower cubicle with mixer shower. Handbasin and wc. Extractor fan. Fully tiled walls and floor. Spotlights.



### OUTSIDE:



Council Tax Band A.

### DIRECTIONS:

From the DMA office proceed along West Avenue and Rutland Street is the second turning on the left. The property is located on the left hand side just before the Crescent.

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

6 RUTLAND COURT, RUTLAND STREET, FILEY

**Front Door to ENTRANCE HALL**

**Own Stairs with 'Minivator' Stair Lift to:**

**FIRST FLOOR:**

**Own Door:**

**HALL**

Two storage cupboards. **Loft access.**

**KITCHEN**

**2.69m x 2.20m (8'10" x 7'3")**

Inset stainless steel sink, vegetable sink and drainer. New modern base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Gas hob with extractor hood over. Provision for tall 'fridge / freezer. Plumbing for automatic washing machine. 'New' central heating boiler. Upvc double glazed window. **Upvc back door to fire escape (recently replaced).**



**BEDROOM THREE**

**2.54m x 2.64m (8'4" x 8'8")**

Radiator. Upvc double glazed window.



/ continued over

### SHOWER ROOM

Double shower cubicle with mixer shower. Handbasin and wc. Extractor fan. Fully tiled walls. Inset spotlights. Tiled floor. Radiator.



### LOUNGE / DINING AREA 4.72m x 4.19m (15'6" x 13'9")

Two radiators. New timber double glazed bay window in 'Georgian style'. **Upvc double glazed side window with sea views.**



**Door from Lounge and stairs with stairlift to:**

### SECOND FLOOR:

#### BEDROOM ONE

**4.74m x 4.47m (15'7" x 14'8")**

Fitted wardrobes with sliding doors. Upvc double glazed window. **Upvc double glazed door to fire escape.**



#### ENSUITE WC

Handbasin and wc. Extractor fan.

#### BEDROOM TWO

**4.24m x 4.24m max (13'11" x 13'11" max)**

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



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