



*Filey Beach...only a short walk from Mitford Mews*



## MITFORD MEWS

MITFORD STREET, FILEY  
NORTH YORKSHIRE  
YO14 9DY

**An exclusive new mews development of just three holiday cottages, located close to the heart of Filey town centre only a short walk from award winning Filey beach.**

**Impressive projected yearly earnings of over £70,000 PA (gross). A superb investment opportunity.**

- **INVESTMENT POTENTIAL** – Opportunity to acquire a portfolio of three high quality holiday cottages, each with private ground and parking.
- **8B MITFORD STREET:** 584ft square of accommodation. Two ground floor bedrooms and bathroom. Open plan first floor living/dining kitchen. Private patio garden. Private off-street parking.
- **6B & 6C MITFORD STREET:** Each cottages provides 422 square feet of accommodation. Ground floor bedroom and bathroom. Open plan first floor living/dining kitchen. Private patio garden. Private off-street parking.
- **LOCATION:** Mitford Mews is a quiet development, tucked away off Mitford Street, within easy reach of the town centre.

**GUIDE PRICE £460,000**  
**FOR SALE BY PRIVATE TREATY**

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## DESCRIPTION

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### **A CENTRALLY LOCATED MEWS DEVELOPMENT COMPRISING THREE, NEWLY FINISHED HOLIDAYS COTTAGES, EACH WITH OUTSIDE SPACE AND PRIVATE OFF STREET PARKING.**

Mitford Mews has been developed by local developers White House developers and each of the three properties have been designed, built and beautifully appointed to an impressive standard throughout.

Projected earnings for the cottages have been conservatively estimated at between £70,000 - £75,000 PA, making them an interesting prospect for investor and lifestyle buyer and with ample scope to create and grow a leisure business.

The development comprises the following:

#### **8B MITFORD STREET**

An attractive two storey cottage with two ground floor double bedrooms and bathroom. Upstairs the entire First Floor is one large and lofty room with the southern elevation dominated by a floor to ceiling window with a Juliet balcony. Good quality kitchen cabinetry and integrated appliances and well presented throughout. A private sitting out area stands to the front, ideal for BBQ and drinks. The cottage has a designated parking space within a private parking area only 40 metres away accessed off Chapel Street.

#### **6B & 6C MITFORD STREET**

A lovely pair of cottages with distinctive hand cut slate roof tiles and rendered façade. Compact accommodation of 422 square feet includes a ground floor double bedroom and bathroom. Upstairs a large open plan living dining kitchen with the same high quality finish and fittings as 8B. Each has a private sitting out area. Each cottage has a designated parking space within a private parking area only 40 metres away accessed off Chapel Street.

Filey is a charming town located along the Heritage Coastline approximately 7 miles south of Scarborough. Best known for its award winning 'blue flag' beach and the Crescent Gardens, the town has been a popular seaside destination since its Victorian heyday, but at its heart remains a traditional fishing port and continues to be a thriving North East Coast destination.

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## 8B MITFORD STREET

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#### **ENTRANCE HALLWAY**

Composite front door. Herringbone LVT flooring. Stairs to the first floor with fitted understairs cupboard housing the electric fuses.

#### **BEDROOM ONE**

5.10 m (16'9") x 2.30 m (7'7")

Full height window to the front elevation. Radiator. Television point.

#### **BEDROOM TWO**

4.20 m (13'9") x 2.30 m (7'7")

Casement window to the front elevation. Radiator. Television point.

#### **BATHROOM**

2.00 m (6'7") x 1.70 m (5'7")

Bath with a dual rain head shower overhead. WC and wash hand basin set into a fitted bathroom vanity unit. Chrome heated ladder towel rail. Casement window. Extractor fan. Bathroom mirror. Herringbone LVT.

#### **FIRST FLOOR - OPEN PLAN LIVING/DINING KITCHEN**

5.10 m (16'9") x 4.40 m (14'5")

A bright and airy room with vaulted ceiling and floor to ceiling window to the front with Juliet balcony. Electric powered roof lights. Television point. Radiator. High quality fitted kitchen cabinets with under cupboard lights and incorporating stainless steel sink unit. Range of integrated appliances: electric oven, four ring hob and extractor overhead. Fridge. Dishwasher. Ariston gas fired central heating boiler.



## 6C MITFORD STREET



### ENTRANCE HALLWAY

Composite front door. Herringbone LVT flooring. Stairs to the first floor with fitted understairs cupboard housing the electric fuses.

### BEDROOM ONE

4.40 m (14'5") x 2.60 m (8'6")

Floor to ceiling window. Television point. Radiator.

### BATHROOM

2.10 m (6'11") x 1.70 m (5'7")

Bath with a dual rain head shower overhead. WC and wash hand basin set into a fitted bathroom vanity unit. Chrome heated ladder towel rail. Casement window. Extractor fan. Bathroom mirror. Herringbone LVT.

### FIRST FLOOR

#### OPEN PLAN LIVING/DINING KITCHEN

4.40 m (14'5") x 4.40 m (14'5")

Casement window. Velux roof light. Television point. Radiator. High quality fitted kitchen cabinets with under cupboard lights and incorporating stainless steel sink unit. Range of integrated appliances: electric oven, four ring hob and extractor overhead. Fridge. Dishwasher. Ariston gas fired central heating boiler.





## 6D MITFORD STREET



### ENTRANCE HALLWAY

Composite front door. Herringbone LVT flooring. Stairs to the first floor with fitted understairs cupboard housing the electric fuses.

### BEDROOM ONE

4.40 m (14'5") x 2.60 m (8'6")

Floor to ceiling window. Television point. Radiator.

### BATHROOM

2.10 m (6'11") x 1.70 m (5'7")

Bath with a dual rain head shower overhead. WC and wash hand basin set into a fitted bathroom vanity unit. Chrome heated ladder towel rail. Casement window. Extractor fan. Bathroom mirror. Herringbone LVT.

### FIRST FLOOR

#### OPEN PLAN LIVING/DINING KITCHEN

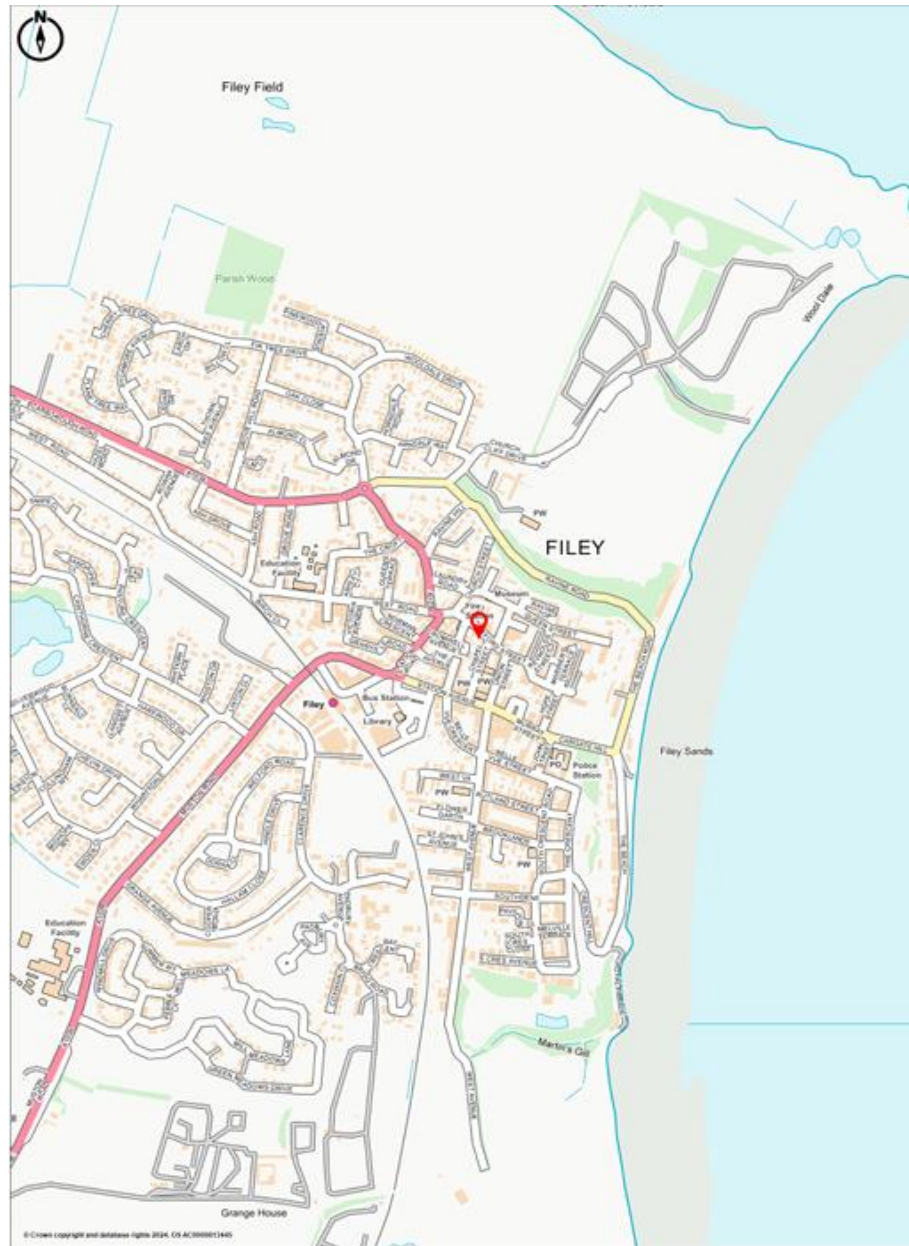
4.40 m (14'5") x 4.40 m (14'5")

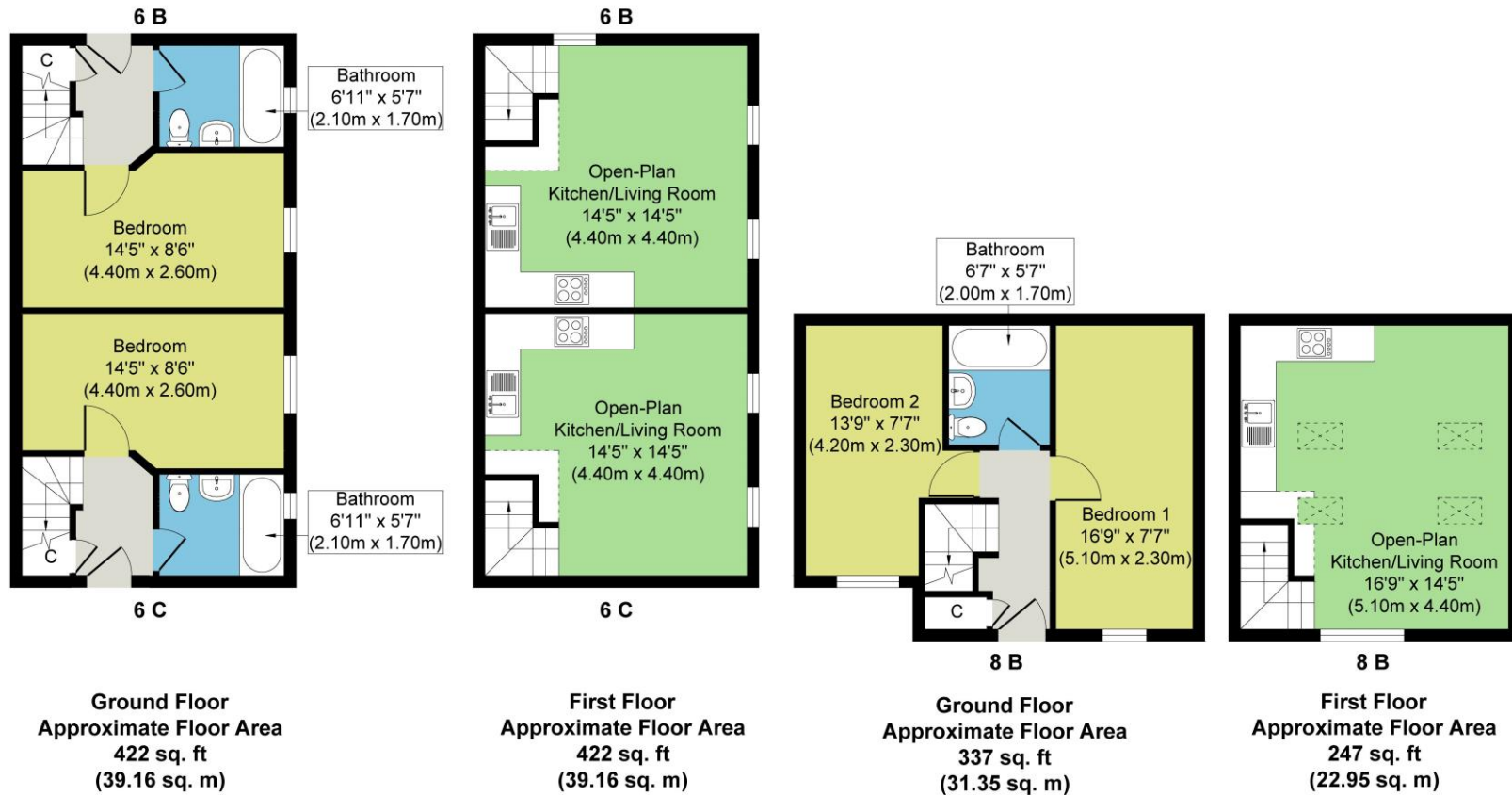
Casement window. Velux roof light. Television point. Radiator. High quality fitted kitchen cabinets with under cupboard lights and incorporating stainless steel sink unit. Range of integrated appliances: electric oven, four ring hob and extractor overhead. Fridge. Dishwasher. Ariston gas fired central heating boiler.





# LOCATION PLAN





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

### BOUNDARIES

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The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No 25 Chapel Street has a right of way through Mitford Mews to Mitford Street.

### ENERGY PERFORMANCE CERTIFICATE

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EPCs have been prepared for 6D, 6C & 8B Mitford Street and score 82/B respectively. Full reports are available for inspection at the agents Pickering, Malton or Helmsley Offices, or online via the EPC gov website: [Find an energy certificate - GOV.UK](#)

### METHOD OF SALE

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The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk)

### GENERAL INFORMATION

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Services:	Mains gas, electric, water & drainage.
Planning:	North Yorkshire County Council
Council Tax/Business Rates:	TBC
Tenure:	The properties are Freehold and vacant possession will be given upon completion. The parking spaces are Leasehold, held on a 999-year lease.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO14 9DY
Please note:	The cottages at Mitford Mews have permission as holiday lets which means 'letting to the same person, groups of person or family for period(s) not exceeding a total of 28 days in any one year. The accommodation shall not be used as the sole or main residence of any occupant'.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

