



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



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www.dmaestateagents.co.uk
 ESTABLISHED 1992



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DMA

ESTATE
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19 REYNOLDS STREET, FILEY YO14 9DT



Freehold £275,000

FEATURES

- * A unique opportunity to purchase a 3/4 bedroom cottage located in Filey's highly sought after old town.
- * Original cottage was built in the late 1600's.
- * The property has been extended and updated over recent years.
- * Lots of original features.
- * Modern kitchen and bathroom
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Parking for up to 4 cars at rear.
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Back Door to Porch / Utility Room. Kitchen / Diner. Lounge. Office / Study / possible Bedroom 4. Shower Room.
FIRST FLOOR:	Three Bedrooms. Bathroom. Separate WC. Access to boarded loft via pull down ladder.
OUTSIDE:	Yard with off road parking.

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

19 REYNOLDS STREET, FILEY

Upvc Back Door to:

REAR PORCH

Coats cupboard. Plumbing for automatic washing machine. Dishwasher. Space for freezer. Upvc double glazed window.



KITCHEN / DINER

6.17m x 2.74m (20'3" x 9'0")

Inset stainless steel sink, vegetable sink and drainer. Range of matching base cupboards with worktops over. Matching wall cupboards. Gas cooker point. Breakfast bar. Space for under counter 'fridge. Inset spotlights. Cupboard housing gas combination boiler. Radiator. Two upvc double glazed windows. Velux window.



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LOUNGE

4.27m x 3.81m (14'0" x 12'6")

Wall mounted gas 'living flame' fire. Built-in cupboard. Radiator. Upvc double glazed window. **Door to stairs. Front stable door.**



DOWNSTAIRS SHOWER ROOM

2.29m x 1.7m (7'6" x 5'7")

Shower cubicle. Handbasin and wc in vanity unit with drawers and cupboards. Fully tiled walls and floor. Chrome towel radiator. Upvc double glazed window.



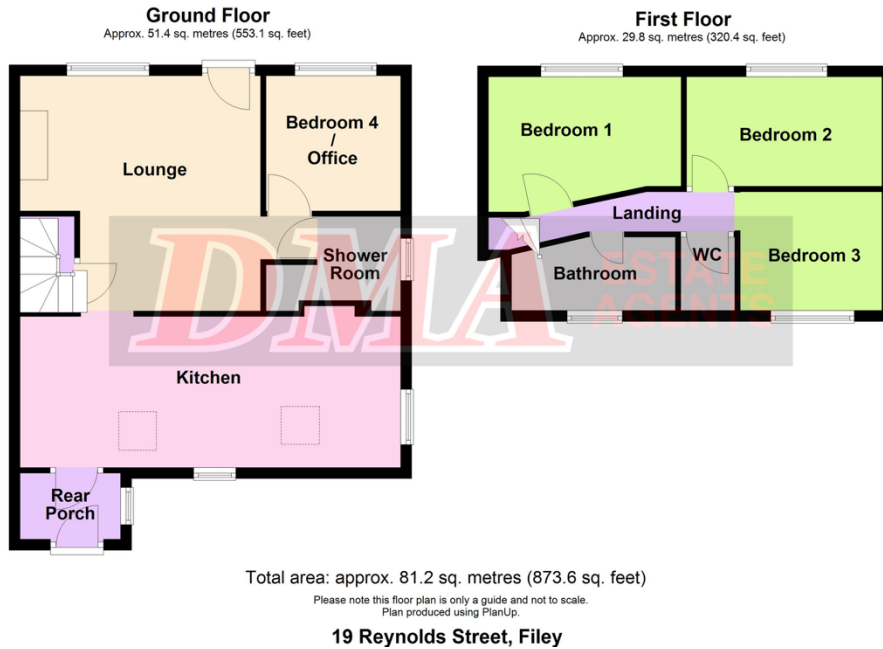
OFFICE / STUDY / BEDROOM 4

2.44m x 2.44m (8'0" x 8'0")

Built-in desk / shelves. Inset spotlights. Radiator. Upvc double glazed window.



Floor Plan:



LANDING

Access to boarded loft via pull down ladder.

BEDROOM ONE

2.82m x 2.59m (9'3" x 8'6")

Fitted wardrobes and built in cupboard. Radiator. Upvc double glazed window.



BATHROOM

1.78m x 1.55m (5'10" x 5'1")

Bath and wc. Fully tiled. Inset spotlights. White towel radiator. Upvc double glazed window.

SEPARATE WC

1.27m x 1.14m (4'2" x 3'9")

Handbasin and wc in vanity unit with cupboards.



BEDROOM TWO

3.23m x 1.98m (10'7" x 6'6")

Built-in shelving, drawers and hanging space. Radiator. Upvc double glazed window.



BEDROOM THREE

2.44m x 2.34m (8'0" x 7'8")

Built-in shelving and hanging space. Radiator. Upvc double glazed window.



OUTSIDE:

Large walled rear yard with double gates onto Reynolds Yard. Parking for up to four cars.



COUNCIL TAX: B

DIRECTIONS:

From the DMA office follow the one-way system round turning right onto Station Avenue. Turn left onto Union Street and then right at the end onto Mitford Street. Bear left onto Reynolds Street and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents