



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.

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ESTABLISHED 1992



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10 RUTLAND STREET, FILEY YO14 9JB



Freehold £250,000

FEATURES

- * Large six bedroom three storey Victorian residence.
- * **Ideal family home in need of updating with potential to convert into two flats (subject to formal planning consent).**
- * Conveniently located close to the town centre, Crescent gardens and the beach.
- * Gas central heating to radiators.
- * Upvc double glazing.
- * Three bathrooms.
- * Separate wc.
- * Two reception rooms.
- * Forecourt and rear yard.
- * Parking for two cars to the rear.
- * **Sold with no onward chain.**

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Vestibule. Entrance Hall. Lounge.
Dining Room. Kitchen. Wet Room.

FIRST FLOOR: Three Bedrooms. Bathroom. Separate WC.

SECOND FLOOR: Three Bedrooms. Shower Room.

OUTSIDE: Small front garden area. Rear yard. Parking for two cars.

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10 RUTLAND STREET, FILEY

Upvc Front Door to:

ENTRANCE VESTIBULE

Door to:

ENTRANCE HALL

Understairs cupboard. Radiator.

LOUNGE

4.69m into bay x 3.70m
(15'5" into bay x 12'2")

Open fire in marble fireplace.
Radiator. Upvc double glazed bay
window.



DINING ROOM

3.30m x 3.89m (10'10" x 12'9")

'Living flame' gas fire in marble
surround. Radiator. Upvc double
glazed side bay window.

/ continued over

KITCHEN

5.26m x 3.05m (17'3" x 10'0")

Inset stainless steel sink and drainer. Base cupboard with wood effect worktops over. Matching wall cupboards. Double range cooker. Plumbing for automatic washing machine and dishwasher. Inset spotlights. Tiled floor. Radiator. Two upvc double glazed windows. **Upvc double glazed rear door.**



WETROOM

2.31m x 2.23m (7'7" x 7'4")

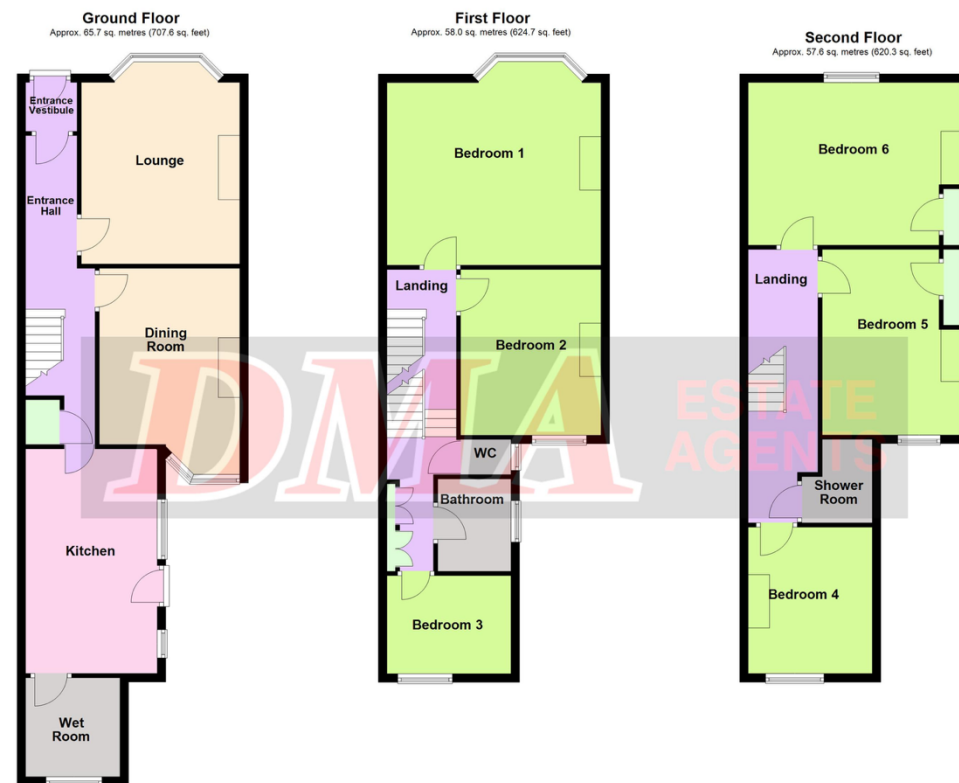
Electric shower, handbasin and wc. Tiled walls and floor. Chrome towel radiator. Upvc double glazed window.

FIRST FLOOR:

LANDING

Airing cupboard housing hot water cylinder. Radiator.

Floor Plan:



Total area: approx. 181.4 sq. metres (1952.6 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

10 Rutland Street, Filey

OUTSIDE:

Forecourt. Rear yard. Parking for two cars.



Council Tax Band C.

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 right hand side.

BEDROOM THREE

3.00m x 2.26m (9'10"x 7'5")

Gas central heating boiler.
Radiator. Upvc double glazed window.



BATHROOM

Bath with shower over and handbasin. Radiator. Upvc double glazed window.

SEPARATE WC

Radiator. Upvc double glazed window.



Viewing strictly by appointment only through DMA Estate Agents

BEDROOM ONE
5.08m x 4.64m into bay
(16'8" x 15'3" into bay)

Two radiators. Upvc double glazed bay window.



SHOWER ROOM

Shower cubicle with electric shower. Handbasin and wc. Extractor fan.



BEDROOM TWO **3.89m x 3.28m** (12'9" x 10'9")

Feature original 'Victorian' cast iron fireplace. Radiator. Upvc double glazed window.

SECOND FLOOR:

LANDING

Radiator. **Access to loft.**



BEDROOM FIVE
3.86m x 2.94 (12'8" x 9'8")

Built-in cupboard. Feature 'Victorian' cast iron fireplace with tiled hearth. Timber floor. Radiator. Upvc double glazed dormer window.

BEDROOM FOUR **3.42m x 3.04m** (11'3" x 10'0")

Feature original 'Victorian' cast iron fireplace with tiled hearth. Dado rail. Radiator. Exposed polished timber floor. **Access to loft.** Upvc double glazed window.



BEDROOM SIX
4.67m x 3.81m (15'4" x 12'6")

Feature 'Victorian' cast iron fireplace with tiled hearth. Built-in cupboard. Radiator. Timber floor. Upvc double glazed window.

