

## 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.**  
**Gavin Ashley Mansfield ATTON MNAEA / DEA. Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

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# DMA

ESTATE  
AGENTS



THE FORGE GUEST HOUSE, 23 RUTLAND STREET  
FILEY YO14 9JA



**Freehold £399,999**

*Sold fully furnished*

### FEATURES

- \* Superb five bedroom guest house plus owners private bedroom.
- \* Located on this popular street just off The Crescent.
- \* Convenient for all amenities, just a short distance to the beach and town centre.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* **Sold as a going concern.**
- \* Two private parking spaces.
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Entrance Hall. Dining Room. Sitting Room. Kitchen. WC. Office / Laundry Room.
FIRST FLOOR:	Two letting rooms with ensuites. Private Owners Bedroom with ensuite. Linen Room.
SECOND FLOOR:	Further Three Letting Rooms with ensuites.
OUTSIDE:	Front forecourt. Enclosed rear yard. Two private parking spaces.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
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THE FORGE GUEST HOUSE, 23 RUTLAND STREET, FILEY

**Front Door to**

**ENTRANCE PORCH**

**ENTRANCE HALL**

Radiator. Understairs cupboard.



**DINING ROOM**

3.66m x 4.32m (12'0" x 14'2")

Feature cast iron fireplace with inlaid tiles. Table and chairs with covers for 10. Radiator. Upvc double glazed bay window.



**FLOOR PLAN:**



**DIRECTIONS:**

From the DMA office turn left and then left onto West Avenue. Take the second left onto Rutland Street. The property is located on the left hand side.

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

**OUTSIDE:**

Front forecourt. Enclosed rear yard. Two private parking spaces to the rear.



**PRIVATE LOUNGE**  
3.96m x 3.94m (13'0" x 12'11")

Feature cast iron fireplace with inlaid tiles. Upvc double glazed window.





### KITCHEN

5.36m x 3.61m (17'7" x 11'10")

Inset stainless steel sink with double drainer. Extensive range of base cupboards with worktops over. Matching wall units. 'Leisure' 5 burner gas range with double oven. Fitted cupboards. 'Fridge. 'Fridge freezer. Dishwasher. Upvc double glazed window.



### OFFICE / LAUNDRY ROOM

3.61m x 2.89m (11'10" x 7'6")

Two washers and a dryer. Tall freezer. Radiator. Upvc double glazed window.



### ENSUITE

Enclosed shower cubicle with electric shower. Handbasin and wc Ladder towel rail.

### BEDROOM FIVE

3.68m x 3.45m (11'4" x 12'1")

Double bed. Radiator. Upvc double glazed window.



### ENSUITE

Enclosed shower cubicle with electric shower. Handbasin and wc. Ladder towel rail.

**BEDROOM THREE**

**4.22m x 3.61m** (13'10" x 11'10")

Kingsize bed. Radiator. Upvc double glazed window.



**ENSUITE**

Enclosed shower cubicle with electric shower. Handbasin and WC. Ladder towel rail. Half tiled walls.



**BEDROOM FOUR**

**3.96m x 3.94m** (13'0" x 12'11")

Feature fireplace. Double bed. Radiator. Upvc double glazed window.

**SEPARATE WC**

**1.65m x 1.60m** (5'5" x 5'3")

Handbasin. Upvc double glazed window.



**FIRST FLOOR:**

**LANDING**

Radiator.



**PRIVATE BEDROOM**

**4.29m x 3.61m** (14'1" x 11'10")

Radiator. Upvc double glazed window.

### ENSUITE

Enclosed shower cubicle with electric shower. Handbasin and wc. Chrome ladder towel rail. Fully tiled walls. Cupboard housing the combination boiler. Upvc double glazed window.

### LINEN ROOM

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

Upvc double glazed window.

### BEDROOM ONE

**3.96m x 8.94m** (13'0" x 12'11")

Twin beds. Radiator. Upvc double glazed window.



### ENSUITE

Enclosed shower cubicle with electric shower. Handbasin and wc. Ladder towel rail. Fully tiled walls.



### BEDROOM TWO

**3.68m x 3.71m** (12'1" x 12'2")

Feature fireplace. Double bed. Radiator. Upvc double glazed bay window.



### ENSUITE

Enclosed shower cubicle with electric shower. WC and handbasin. Ladder towel rail. Fully tiled walls.



### SECOND FLOOR:



### LANDING

Large linen cupboard.