



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
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE AGENTS



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



Freehold Offers over £380,000
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
www.dmaestateagents.co.uk / www.rightmove.co.uk

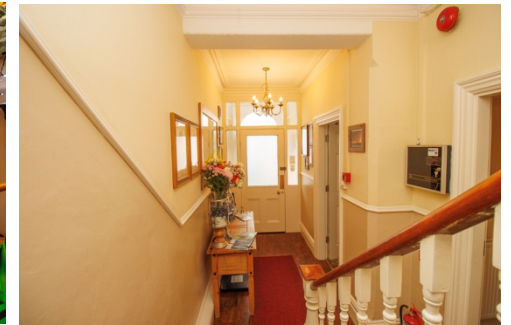
THE FORGE GUEST HOUSE, 23 RUTLAND STREET, FILEY

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.



/ continued over



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

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

FLOOR PLAN:



Total area: approx. 208.2 sq. metres (2240.7 sq. feet)
Please note this floor plan is a guide and not to scale.
Plan produced using Planit.

The Forge Guest House, 23 Rutland Street, Filey



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.

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

/ continued over

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.

OUTSIDE:

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





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.

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.



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. WC and handbasin. Ladder towel rail. Fully tiled walls.



ENSUITE

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



SECOND FLOOR:



LANDING

Large linen cupboard.



BEDROOM FOUR

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

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