

## 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)

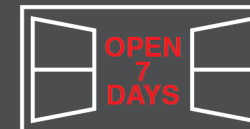
ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



TREE VIEW, COWTON LANE, REIGHTON YO14 9SA



Freehold £360,000

### FEATURES

- \* Spacious modern four bedroom detached dormer bungalow.
- \* Located at the top of a lane in an enclosed plot.
- \* LPG! gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Two bathrooms.
- \* Modern fitted kitchen.
- \* Attached garage.
- \* Good size garden.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Dining Kitchen. Lounge.  
Two Bedrooms. Shower Room.

FIRST FLOOR: Two Double Bedrooms. Bathroom.

OUTSIDE: Front garden. Block paved drive. Attached garage.  
Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
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TREE VIEW, COWTON LANE, REIGHTON

**Upvc Front Door to:**

**ENTRANCE HALL**

Understairs cupboard. Radiator.  
Tiled floor.



**DINING KITCHEN**

**Kitchen area**

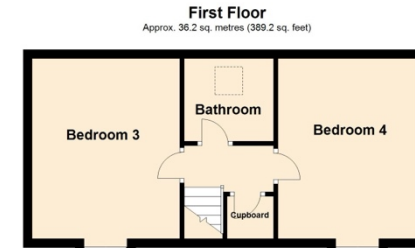
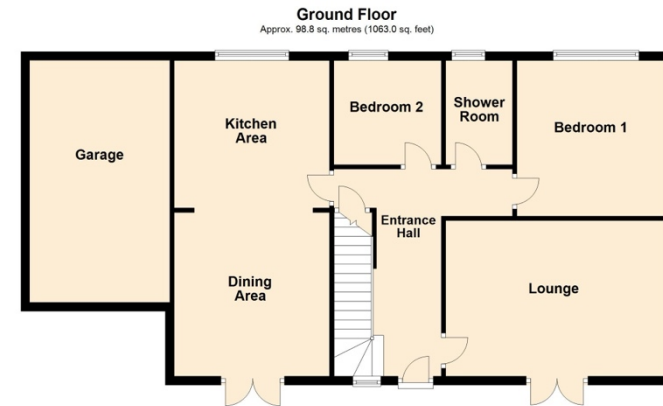
**3.53m x 3.12m (11'7" x 10'3")**

Inset white sink, vegetable sink and drainer. Excellent range of base cupboards with worktops over. Matching wall cupboards. Built-in eye level oven. Electric hob with extractor hood over. Integrated 'fridge / freezer. Dishwasher. Automatic washing machine. Tiled floor. Upvc double glazed window.



Tree View, Cowton Lane, Reighton - continued

**Floor Plan:**



Total area: approx. 134.9 sq. metres (1452.1 sq. feet)

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

Tree View, Cowton Lane, Reighton

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

Tree View, Cowton Lane, Reighton - continued



**Council Tax Band**      **D.**

**LOCATION:**

Situated in a small hamlet just four miles from Filey and six miles from Bridlington.

**DIRECTIONS:**

From Filey take the A165 road towards Bridlington. Turn left at the roundabout after The Bay towards Reighton. Take the first right in the village onto St Helens Lane then immediately left onto Cowton Lane. The property is situated at the top of the hill on the left hand side.

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**Open to:**

**Dining Area**  
**3.91m x 3.50m** (12'10" x 11'6")

Two radiators. *Upvc double glazed patio doors.*



**LOUNGE**

**5.02m x 3.53m** (16'6" x 11'7")

Two radiators. *Upvc patio doors.*



**BEDROOM ONE**  
**3.40m x 3.53m** (11'2" x 11'7")

Radiator. *Upvc double glazed window.*

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## BEDROOM TWO

2.43m x 2.36m (8'0" x 7'9")

Radiator. Upvc double glazed window.

## SHOWER ROOM

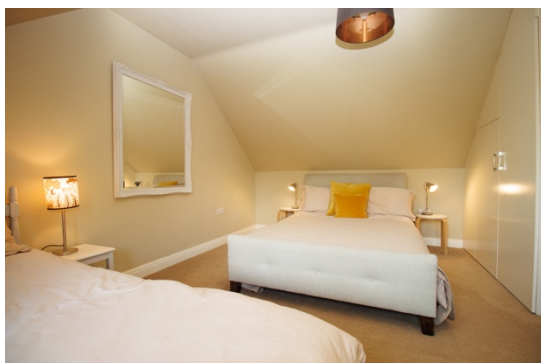
Large walk-in shower cubicle. Handbasin and wc in vanity unit. Tiled walls. Radiator. Upvc double glazed window.



## Stairs to:

## LANDING

Large storage cupboard. Radiator.



## BEDROOM THREE

4.08m x 3.35m (13'5" x 11'0")

Fitted wardrobes. Radiator. Upvc double glazed window.

## BEDROOM FOUR

3.71m x 3.33m (12'2" x 10'11")

Fitted wardrobes. **Access to eaves storage.** Radiator. Upvc double glazed window.



## BATHROOM

Bath. Large walk-in shower cubicle. Handbasin and wc. Tiled walls. Tiled floor. Radiator. 'Velux' window.



## OUTSIDE:

Block paved drive to **attached GARAGE 5.48m x 3.17m (18'0" x 10'5") with light and power.** LPG gas combination boiler. Good size lawn garden, enclosed and private.

