



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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Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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18 MAIN STREET, GRISTHORPE YO14 9PP



Freehold £170,000

FEATURES

- * Ideal for first time buyer.
- * Two bedroom terraced cottage.
- * Located in this small rural village between Filey and Scarborough.
- * Upvc double glazing.
- * Gas central heating.
- * Large rear garden.
- * Sold with no onward chain.
- * EPC Rating: D.
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Porch. Lounge. Kitchen. Shower Room.
FIRST FLOOR:	Two Bedrooms.
OUTSIDE:	Large rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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18 MAIN STREET, GRISTHORPE

Front Door to ENTRANCE PORCH

LOUNGE

3.70m x 3.20m (12'2" x 10'6")

Log burner. Beamed ceiling. Understairs cupboard. Radiator. Upvc double glazed window.



KITCHEN

2.46m x 2.36m (8'1" x 7'9")

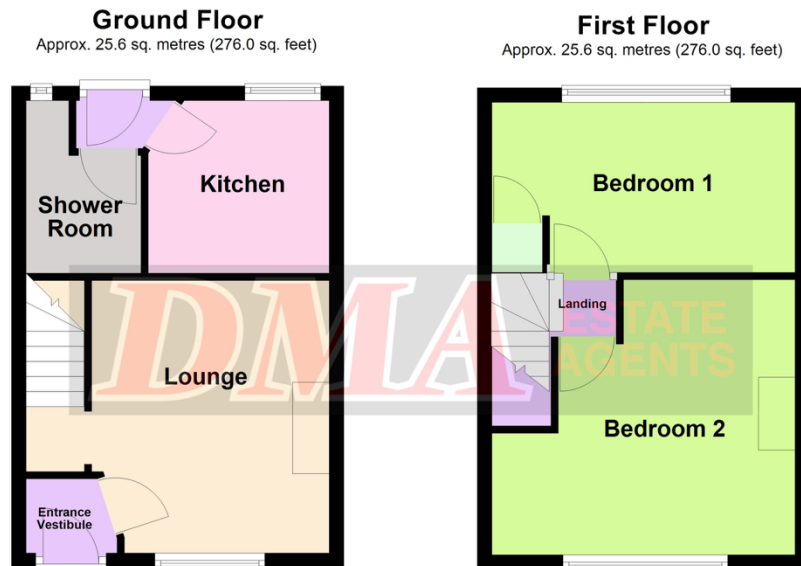
Stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Tiled floor. Plumbing for automatic washing machine. Beamed ceiling. Radiator. Upvc double glazed window.



SHOWER ROOM

Walk-in shower. Handbasin and wc. Radiator.

Floor Plan:



Total area: approx. 51.3 sq. metres (552.1 sq. feet)

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

18 Main Street, Gristhorpe

/ continued over

FIRST FLOOR:

BEDROOM ONE

4.01m x 2.79m (13'2" x 9'3")

Cupboard housing gas
combination boiler. Radiator.
Upvc double glazed window.



BEDROOM TWO

4.01m x 2.79m (13'2" x 9'2")

Feature fireplace. Radiator. Upvc double glazed window.



OUTSIDE:

Long large rear garden.



Council Tax Band

B.

LOCATION:

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey and one mile from the cliffs.

DIRECTIONS:

Take the Scarborough road from Filey and at the first roundabout on the A165 turn left, signposted Gristhorpe onto Filey Road. Follow the road into the village and take the 3rd left onto Main Street the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents