Holtby Terrace, Reighton, Filey, YO14 9RY

- Mid-Terrace Cottage
- Beautiful Rear Garden
- Distant Sea Views
- Two Bedrooms
- Village Location
- EPC Grade - D

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Asking Price £160,000

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DESCRIPTION

Situated in the idyllic village of Reighton, near Filey, this charming two bedroom mid-terrace cottage offers a wonderful blend of traditional character and coastal lifestyle. Ideally located within close proximity of the beach and positioned on a regular bus route, the property enjoys excellent connectivity to nearby towns and villages while providing a peaceful setting for everyday living or a holiday retreat.

To the front of the property, a quaint patio area welcomes you, providing a perfect spot to enjoy a morning coffee or soak up the sun. At the rear, the cottage boasts a stunning long country-style garden featuring a mix of patio spaces, well-maintained turf, and established plant borders. The garden offers tremendous potential and, at its far end, offers a glimpse of sea view.

The ground floor of the home comprises an inviting living room located at the front, complete with a feature log burner and stairs rising to the first floor. Towards the rear is the well-appointed kitchen and dining area, which offers access to the back garden. This space includes a double freestanding oven and hob, plumbing for a washing machine, and room for a freestanding fridge/freezer as well as a dining table, making it ideal for both daily use and entertaining.

Upstairs, the first floor hosts two comfortable bedrooms along with a stylish shower room, fitted with a corner shower unit, pedestal sink, and low-level WC.

Although there is no allocated parking, convenient on-road parking is available nearby. With its scenic setting, close proximity to the coast, and ample outdoor space, this cottage is a rare find offering both charm and potential in equal measure.

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Ground Floor

Floor 1

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Approximate total area(1)
566 ft²
52.5 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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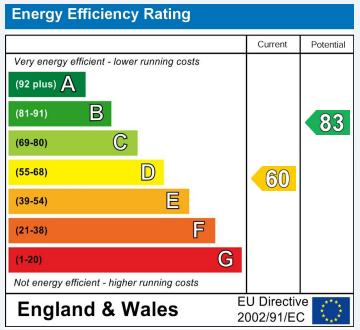
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewings

Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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