



### 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



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ESTABLISHED 1992



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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**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



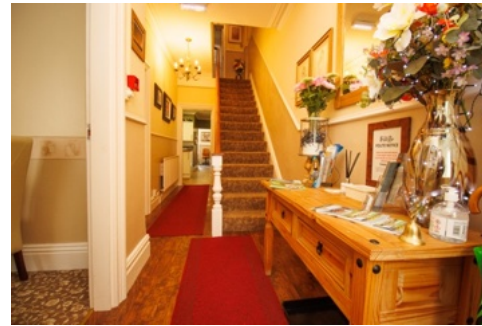
THE FORGE GUEST HOUSE, 23 RUTLAND STREET, FILEY

## **Front Door to**

### **ENTRANCE PORCH**

### **ENTRANCE HALL**

Radiator. Understairs cupboard.

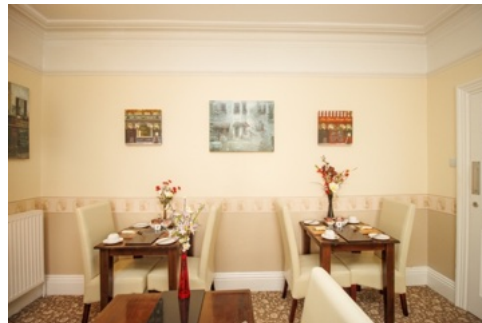


### **DINING ROOM** **3.66m x 4.32m (12'0" x 14'2")**

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



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**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:**





**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**

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**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**

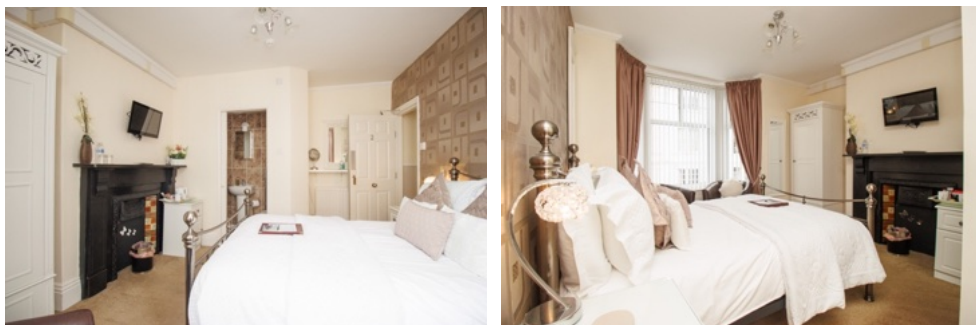
Enclosed shower cubicle with electric shower. Handbasin and wc. Ladder towel rail. Fully tiled walls.



## 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.