

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.
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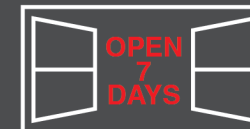
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MANOR COTTAGE, MAIN STREET
GRISTHORPE YO14 9PP



Freehold **£360,000**

FEATURES

- * Well maintained detached double fronted three bedroom cottage.
- * Originally built in 1901 and we understand that the property was used as a reading room for the village.
- * Located in this popular village just 2 miles from Filey and 1 mile from the cliffs.
- * Extended in 2007 with a new kitchen, quarry tiled floor with underfloor heating.
- * Ensuite to master bedroom.
- * Gas central heating to radiators.
- * Gardens to the side and rear.
- * Double garage.
- * Ample parking for numerous cars.
- * **Sold with no onward chain.**
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Side Door to Kitchen. Separate WC. Dining Room. Lounge.
FIRST FLOOR:	Three Bedrooms. Ensuite Shower Room to Master Bedroom. Bathroom.
OUTSIDE:	Side drive and rear garden. Double garage.

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MANOR COTTAGE, MAIN STREET, GRISTHORPE

Side Stable Door to:

KITCHEN (Extended in 2007)

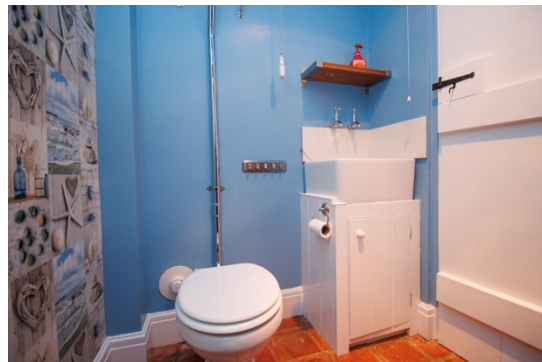
6.35m x 2.28m (20'10" x 9'3")

Inset white sink and drainer. Base cupboards with worktops over. Wall cupboards. Extractor hood. Integrated washing machine, dryer, fridge freezer and dishwasher. Quarry tiled floors with underfloor heating.



SEPARATE WC

Handbasin.



Floor Plan:



Council Tax Band

D.

Manor Cottage, Main Street, Gristhorpe

LOCATION:

Grithorpe 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. Follow the road into the village passing the Bull Inn on your right and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents

OUTSIDE:

Secluded well stocked gardens with apple, pear and plum trees to the side and rear. Drive with ample parking for numerous cars. **Double GARAGE 5.64m x 5.10m (18'6" x 16'9") with light and power.** Two electric garage doors. **PATIO.**



DINING ROOM

3.55m x 2.66m (11'8" x 8'9")

Understairs cupboard. Radiator. *French patio doors to the garden.*



LOUNGE

5.99m x 3.58m (19'8" x 11'9")

Log burner. Book shelves. Wall lights. Two radiators. Four windows.



FIRST FLOOR:

MASTER BEDROOM

5.23m x 2.79m (17'2" x 9'2")

Spot lights. Radiator. *Two double glazed windows with pleasant views.*



(Both Bedroom Two and Three were originally one room, and used in the past as a village reading room with the original pine panelled ceiling.)

BEDROOM THREE

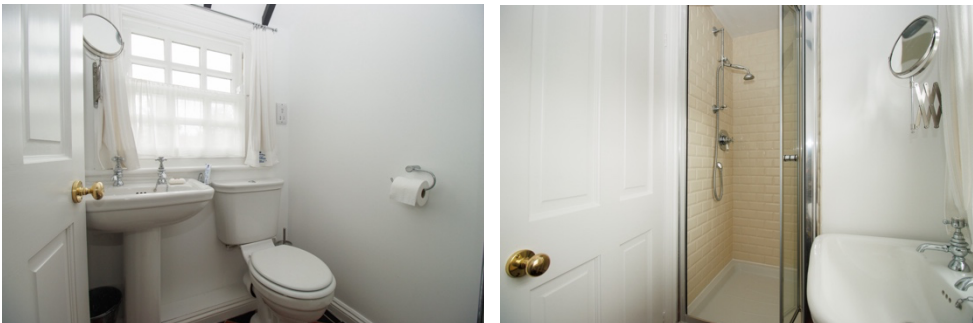
2.26m x 3.53m (7'5" x 11'7")

Store cupboards. Radiator.



ENSUITE SHOWER ROOM

Shower cubicle, wc and handbasin. Heated towel rail.



BEDROOM TWO

3.66 m x 2.92m (12'0" x 9'7")

Fitted wardrobes. Radiator.



BATHROOM

3.58m x 2.69m (11'9" x 8'10")

Shower cubicle. Free standing bath with clawed feet. Handbasin and wc. Large storage cupboard housing the gas combination boiler.



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