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## 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.

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

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# DMA

ESTATE AGENTS



WHITE COTTAGE, CHURCH HILL, REIGHTON YO14 9RX



Freehold £415,000

### FEATURES

- \* Individual detached three bedroom house built in 1959.
- \* **Views from the east elevation to the coast.**
- \* Set back from the main road.
- \* Standing on approximately 3/4 acre.
- \* Oil central heating to radiators.
- \* Upvc double glazing.
- \* Shared drive to large parking space.
- \* Extensive gardens.
- \* **Potential building plot subject to planning.**
- \* **EPC Rating: E.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Porch. Kitchen. Separate WC. Dining Room. Lounge.

FIRST FLOOR: Three Bedrooms. Bathroom.

OUTSIDE: Large rear garden.

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WHITE COTTAGE, CHURCH HILL, REIGHTON

**Stable Front Door to:**



**ENTRANCE HALL**

Radiator.

**DINING ROOM**

**4.06m x 3.86m (13'4" x 12'8")**

Understairs cupboard. Exposed beams. Pine flooring. Two radiators. Wide upvc window with window seat.



/ continued over



White Cottage, Church Hill, Reighton - continued.

## LOUNGE

4.52m x 4.36 (14'10" x 14'4")

Feature tiled fireplace. Exposed beams. Pine flooring. Two radiators. Three upvc double glazed windows. **Upvc French doors to rear garden.**



## REAR PORCH

Upvc double glazed window.



Council Tax Band E.

## LOCATION:

Reighton is 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. The driveway for the property is located on the right hand side just after the right hand turning for St Helens Lane.

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



**Floor Plan:**



**KITCHEN**

**5.48m x 2.74m (18'0" x 9'0")**

Stainless steel vegetable sink and drainer. Good range of oak finish base and wall cupboards. Marble effect worktops. Inset induction hob with extractor hood above. Built-in double oven. Provision for tall 'fridge freezer. Plumbing for automatic washing machine and dishwasher. Upvc double glazed window. **Stable door to rear porch.**





**SEPARATE WC**

Handbasin and WC. Radiator. Upvc double glazed window.



**FIRST FLOOR:**

**LANDING**

*Views to the coast from the landing.* Airing cupboard.







**BEDROOM ONE**  
**4.44m x 4.39m (14'7" x 14'5")**

Fitted wardrobes. Radiator. Two upvc double glazed window.



**BEDROOM TWO**

**3.81m x 2.74m (12'6" x 9'0")**

Built-in cupboards and wardrobes. Radiator. Upvc double glazed windows.





**BEDROOM THREE**  
3.75m x 2.69m (12'4" x 8'10")

Fitted wardrobes. Radiator. Two upvc double glazed window.



**BATHROOM**

2.64m x 2.13m (8'0" x 7'0")

Bath with 'Triton' electric shower over. Handbasin and WC. Radiator. **Upvc double glazed window with views to Filey Brigg and Scarborough.**



**OUTSIDE:**

Shared drive to large parking area. **BOILER ROOM** with oil central heating boiler. Extensive gardens to the rear covering approximately ¾ acre. Mature shrubs. Two large **SHEDS. GREENHOUSE. Potential building plot (subject to planning) on the east side of the property.**

