



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

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- * 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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END COTTAGE, MAIN STREET, THWING YO25 3DS



Freehold £235,000

FEATURES

- * Two bedroom end terrace period cottage retaining many original features incorporating beamed ceilings.
- * Located in the picturesque village of Thwing.
- * **Views to open fields to the rear.**
- * Extended kitchen.
- * Underfloor heating to the ground floor via LPG gas.
- * Upvc double glazing.
- * Long garden with various sheds.
- * Large summerhouse with log burner.
- * Drive with carport.
- * **EPC Rating: G.**
- * Viewing very highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Entrance Vestibule. Entrance Hall. Dining Kitchen. Bathroom. Lounge
FIRST FLOOR:	Two Bedrooms.
OUTSIDE:	Long rear garden with various sheds. Large summerhouse. Drive with carport.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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END COTTAGE, MAIN STREET, TWHING

Upvc Front Door to:

ENTRANCE VESTIBULE
1.37m x 2.87m (4'6" x 9'5")



Upvc Door to:

ENTRANCE HALL

Built-in cupboard housing meters. Upvc window.

KITCHEN

4.14m x 3.66m (13'7" x 12')

Round stainless steel sink and drainer. Base units with worktop over. Matching wall units. Gas oven with eight burner ring hob and double oven. Gas (LPG) combination boiler (2020). Provision for 'fridge. Plumbing for automatic washing machine. Wood panelled roof and exposed brick. Side upvc double glazed window. ***Upvc double glazed patio doors to rear garden***



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BATHROOM

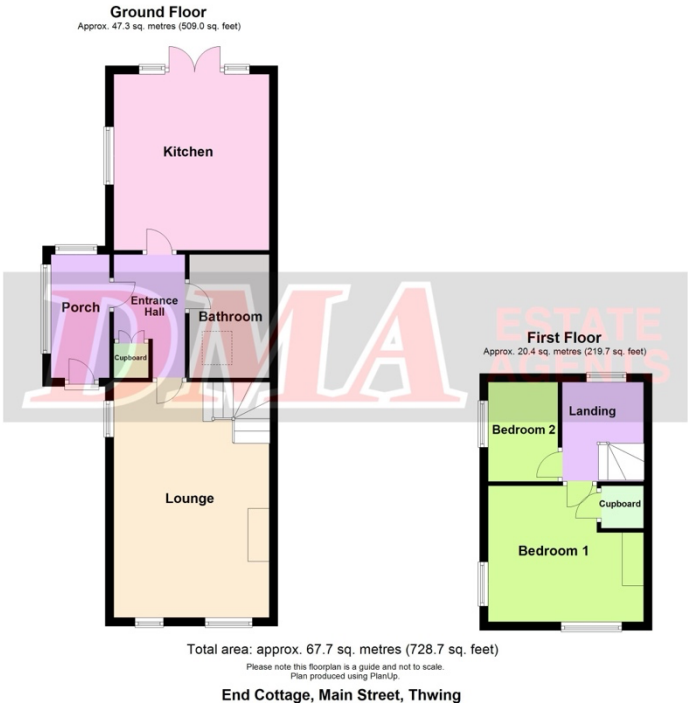
Corner quadrant shower cubicle with mixer shower. Handbasin and wc. 'velux' window.



LOUNGE
5.54m x 3.15m (18'2" x 10'4")

Log burner in brick fireplace. Built-in understairs cupboard and shelving. Electric wall mounted heater. Exposed beamed ceiling. Three upvc double glazed windows.

Floor Plan:



Council Tax Band **A.**

LOCATION:

Thwing is a small rural village located in the East Riding of Yorkshire. Nine miles North of Drifffield and nine miles South East of Scarborough. Thwing has an All Saints Church, small village hall and a close knit community. The village has a regular bus service connecting it to nearby towns and villages.

DIRECTIONS:

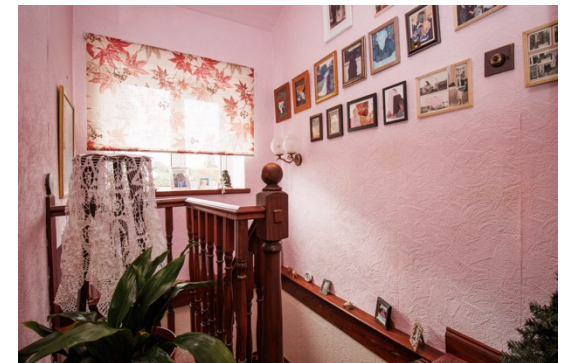
Follow the signposts into Hunmanby village. Follow the road to Bridlington turning right off Bridlington Street onto New Road just before the railway crossing. Proceed straight on to Wold Newton village. In Wold Newton turn left at the pond onto Rainsburgh Lane. Follow the signposts into Thwing, at the Main Street turn left and the property is located as you leave the village on the right hand side.



FIRST FLOOR:

LANDING

Upvc double glazed window.



BEDROOM ONE

3.20m x 3.81m (10'6" x 12'6")

Built-in cupboard. Two upvc double glazed windows.



Viewing strictly by appointment only through DMA Estate Agents

BEDROOM TWO
2.08m x 2.20m (6'10" x 7'3")

Upvc double glazed window.



OUTSIDE:

Front drive with **CARPORT**. Long lawned rear garden with views over open fields. Fruit trees. Raised decked area with arbour and enclosed shelter. **COAL STORE**. **BIN STORE**. **SHED** with light and power. **WORKSHOP** with light and power. **GREENHOUSE**. Pond.



SUMMERHOUSE

Built-in bar, log burner and electric wall mounted heater. Upvc double glazed windows.

