



## 2 Mount Pleasant, Speeton, Filey, YO14 9TD

Offers Over £70,000

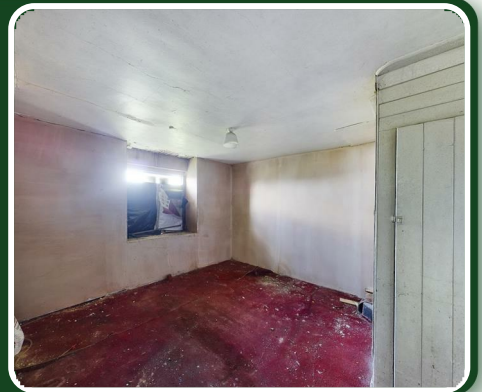




## 2 Mount Pleasant

Speeton Filey, YO14 9TD

**Offers Over £70,000**



A two bedroom semi detached cottage in need of full refurbishment which has been in the same family since 1923. Located in the idyllic village of Speeton which lies near the edge of the coastal cliffs midway between Filey and Bridlington.

### Entrance:

Door into outer porch. Door into:

### Kitchen:

11'1" x 5'9" (3.38m x 1.77m)

Fitted with a range of base units and stainless steel sink.

### Bathroom:

6'7" x 5'7" (2.02m x 1.72m)

Comprises, bath, wc and wash hand basin, built in storage cupboard.

### Lounge:

12'11" x 12'0" (3.94m x 3.68m)

A rear facing room, open fire, understairs storage cupboard, staircase to first floor.

### Dining room:

11'8" x 10'8" (3.57m x 3.26m)

A rear facing room, staircase to first floor.

### First floor:

### Bedroom:

12'8" x 11'5" (3.88m x 3.50m )

A rear facing double room, open views of the countryside/farmland.

### Bedroom:

16'8" x 11'11" (5.09m x 3.65m)

A rear facing double room, open views of the countryside/farmland.

### Garden:

Situated on a good size plot with enclosed gardens to the front, side and rear of the property.

### Notes:

Council tax band: B

### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

### General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal

commitment. **PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.





Road Map

Hybrid Map

Terrain Map

Road Map                      Hybrid Map                      Terrain Map

Road Map                      Hybrid Map                      Terrain Map

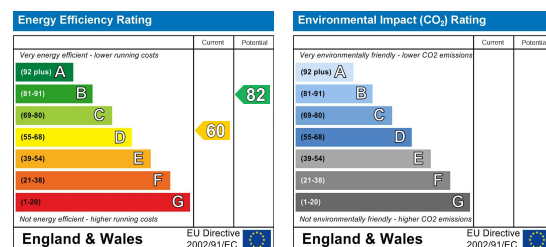


## Floor Plan



## Viewing

Please contact our Nicholas Belt Office  
on 01262 672253 if you wish to arrange a viewing appointment for this property  
or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.