

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



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- * 360° virtual tours and floor plans.
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- * Modern walk-round self selection display.

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23 FILEY ROAD, GRISTHORPE, FILEY YO14 9PH



Freehold £325,000

FEATURES

- * Well presented traditional bay windowed three bedroom semi-detached house with large loft room.
- * **Backing onto open fields with good rural views.**
- * Located in small rural village close to Filey and Scarborough.
- * Gas central heating to radiators.
- * Upvc double glazed windows.
- * Modern fitted kitchen.
- * Orangery.
- * Good size gardens to the front rear.
- * Long drive with spare for caravan or boat.
- * Carport and garage / workshop.
- * **EPC Rating: D.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Large Kitchen. Dining Room. Orangery. Utility Room. Separate WC. Workshop.

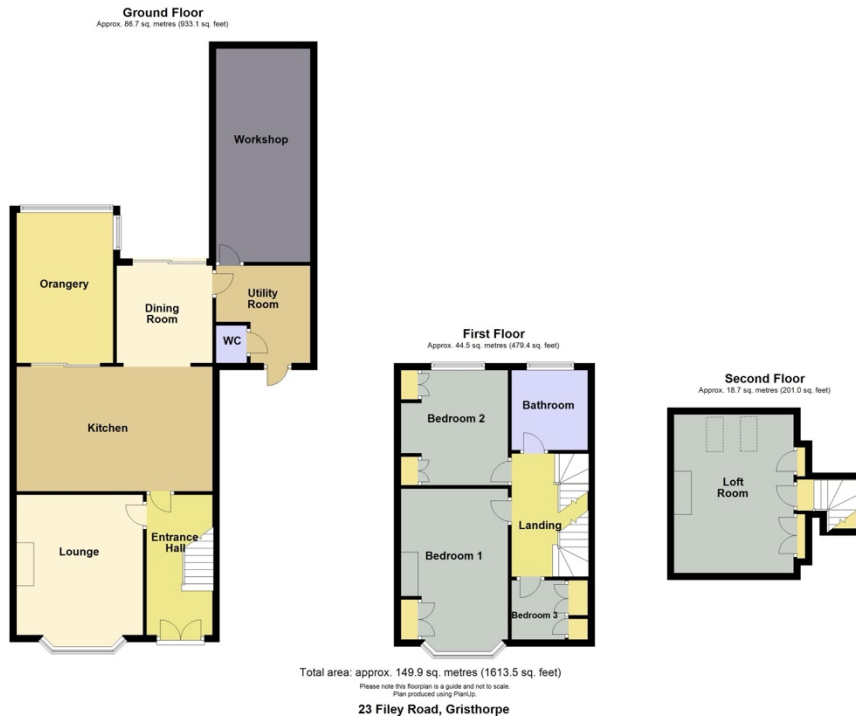
FIRST FLOOR: Three Bedrooms. Large Bathroom.

SECOND FLOOR: Large Loft Room (*currently used as a bedroom*)

OUTSIDE: Front garden. Long drive to carport. Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:



Upvc Double glazed Front Door to:

ENTRANCE HALL

Radiator. Inset spotlights.



LOUNGE

4.06m x 3.66m (13'4" x 12'10")

Inset log burner with oak mantle and slate hearth. Radiator. Upvc double glazed bay window.



LARGE KITCHEN

5.08m x 3.61m (16'8" x 11'8")

Inset white Belfast sink. Large island breakfast bar with quartz worktop. Five burner gas hob with extractor hood above. Eye-level electric double oven. Tall larder cupboard. Provision for American style 'fridge freezer. Wine cooler. Under plinth lighting. Inset spotlights. Radiator.



Council Tax Band C.

LOCATION:

Gristhorpe is a small village lying just to the west of the A165 Scarborough to Bridlington road, approximately two miles from Filey.

DIRECTIONS:

Take the Scarborough road from Filey and at the first roundabout on the A165 turn left, signposted Gristhorpe. The property is located on the right hand side almost immediately as you enter the village.

Viewing strictly by appointment only through DMA Estate Agents



OUTSIDE:

Long front block paved drive for easy maintenance with space for caravan / boat. Large **CARPORT**. Enclosed rear garden backing onto open fields. Large decked covered **PERGULA**.



Upvc sliding patio doors to:

ORANGERY

4.34m x 2.79m (16'8" x 11'10")

Radiator. Two upvc double glazed windows. Skylight.



DINING ROOM

2.82m x 2.29m (9'3" x 7'6")

Radiator. Inset spotlights. *Upvc patio doors to the garden.*



UTILITY ROOM

Plumbing for automatic washing machine. Vented for dryer.



SEPARATE WC

Upvc double glazed window.



WORKSHOP / GARAGE

Stainless steel sink. Base cupboards.

FIRST FLOOR:

BEDROOM ONE

4.34m x 3.07m (14'3" x 10'1")

Built-in wardrobes. Radiator. Upvc double glazed bay window.



BEDROOM TWO

3.66m x 2.99m (12'0" x 9'10")

Built-in wardrobes. Cupboard housing the gas combination boiler. Radiator. Upvc double glazed window.



BEDROOM THREE

1.98m x 1.73m (6'6" x 5'8")

Presently used as a Dressing Room. Built-in wardrobes. Radiator. Upvc double glazed window.



BATHROOM

2.62m x 2.21m (8'7" x 7'3")

Bath, handbasin and wc in vanity unit. Shower cubicle. Fully tiled walls. Radiator. Inset spotlights. Upvc double glazed window.

Stairs from the LANDING to:

SECOND FLOOR:

LARGE LOFT ROOM

4.57m x 3.45m (15'0" x 11'4")

Built-in cupboards. Radiator. Inset spotlights. Two 'velux' windows.

