

57 MUSTON ROAD FILEY



An immaculately presented & deceptively spacious detached property in a sought-after area, offering versatile accommodation with five double bedrooms and a stunning open-plan kitchen/dining/family room.

Open-fronted porch, entrance hall, sitting room, dining/kitchen/family room, five double bedrooms (three ground floor), bathroom & shower room.

Gas central heating & uPvc double-glazing.

Pretty gardens offering a high degree of privacy, ample parking & detached double garage.

Located within a short walk of town centre amenities & the beach.

No onward chain.

GUIDE PRICE £525,000

This deceptively spacious detached property dates from 1934 and offers impeccably presented and extremely versatile accommodation with five double bedrooms. It occupies a good-size plot of approaching 0.2 acres, with pretty gardens, ample block paved parking and a large double garage.

The property has been extended over the years and benefits from uPvc double-glazing and gas central heating. The tastefully decorated accommodation amounts approximately 1,900sq.ft; the main focal point being a superb, light-filled open-plan dining/kitchen/family room. In brief it comprises open fronted porch, entrance hall, sitting room with living flame gas fire, family room with multi-fuel stove, dining room and kitchen with granite work surfaces and a comprehensive range of integrated appliances. Three of the five bedrooms are on the ground floor, served by a well-appointed bathroom, with a further two bedrooms and a shower room to the first floor.

Externally, a block paved driveway offers ample space to park, and leads to a detached double garage. Pretty gardens wrap around three sides of the property and offer a high degree of privacy, with lawn well-stocked shrub borders and patio area with summer house.

Filey is a charming town located along the Heritage Coastline approximately 7 miles south of Scarborough. Best known for its award winning 'blue flag' beach and the Crescent Gardens, the town has been a popular seaside destination since its Victorian heyday, but at its heart remains a traditional fishing port. It benefits from a comprehensive range of amenities including schooling, independent shops as well as high street retailers, a wide range of restaurants and Doctors surgery. Muston Road is one of Filey's most well-regarded streets and No. 57 is within half a mile of town centre amenities and walking distance of the beach.

ACCOMMODATION

OPEN-FRONTED PORCH

Half-glazed front door opening into the hall.

ENTRANCE HALL

Staircase to the first floor. Understairs cupboard. Coving. Telephone point. Cloaks cupboard. Loft hatch. Two radiators.

SITTING ROOM

4.3m x 3.8m (excluding the bay) (14'1" x 12'6")

Living flame gas fire with Adam style surround, marble insert and hearth. Coving. Ceiling rose. Bay window to the front. Radiator.



FAMILY ROOM

5.2m x 4.0m (17'1" x 13'1")

Vaulted ceiling with exposed beams and two Velux roof lights to the rear. Cast iron multi-fuel stove set on a stone hearth with oak mantel above. Solid oak flooring. Television point. Casement windows to the front and side, and French doors opening onto the rear garden. Radiator.



DINING ROOM

3.4m x 3.1m (11'2" x 10'2")

Solid oak flooring. Coving. Radiator.



KITCHEN

3.8m x 3.2m (12'6" x 10'6")

Range of kitchen cabinets with breakfast bar and polished granite work surfaces incorporating a stainless steel sink. Comprehensive range of integrated appliances including NEFF five ring gas hob with extractor hood, 'slide-and-hide' fan-assisted oven, microwave, warming drawer and dishwasher, Hotpoint washing machine and Zanussi fridge freezer. Limestone flooring. Plinth heater. Casement windows to the side and rear. Door to the rear garden.



BEDROOM THREE

3.8m x 3.3m (12'6" x 10'10")

Coving. Television point. Casement windows to the front and side. Two radiators.



BEDROOM FOUR

3.6m x 3.0m (max) (11'10" x 9'10")

Range of fitted wardrobes. Coving. Television point. Casement window to the side. Radiator.



BEDROOM FIVE

3.1m x 3.0m (10'2" x 9'10")

Coving. Dado rail. Fitted wardrobe. Casement window to the rear. Radiator.



BATHROOM & WC

3.0m x 2.5m (max) (9'10" x 8'2")

White suite comprising free-standing roll top bath, walk-in shower cubicle, wash basin in vanity unit, and low flush WC. Coving. Half-panelled walls. Heated towel rail. Radiator.



FIRST FLOOR

LANDING

Airing cupboard with slatted shelving and radiator. Further fitted storage cupboard. Velux roof light to the rear.



BEDROOM ONE

5.4m x 3.2m (17'9" x 10'6")

Range of fitted wardrobes. Casement windows to three sides. Two radiators.



BEDROOM TWO

4.3m x 3.0m (min) (14'1" x 9'10")

Casement window to the front. Radiator.



SHOWER ROOM

3.4m x 2.0m (max) (11'2" x 6'7")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Fitted shelving. Velux roof light to the front. Heated towel rail. Radiator.



OUTSIDE

Pretty gardens wrap around three sides of the property, enjoying a high level of privacy, with lawn, well-stocked borders, wisteria, a variety of trees, and a gravelled patio area with summer house. There is ample room to park on the block paved driveway and timber gates open through to additional parking and the double garage block.



DOUBLE GARAGE

6.2m x 5.9m (20'4" x 19'4")

Up and over door to the front Personnel door to the side. Electric light and power. Access to loft storage space.



GENERAL INFORMATION

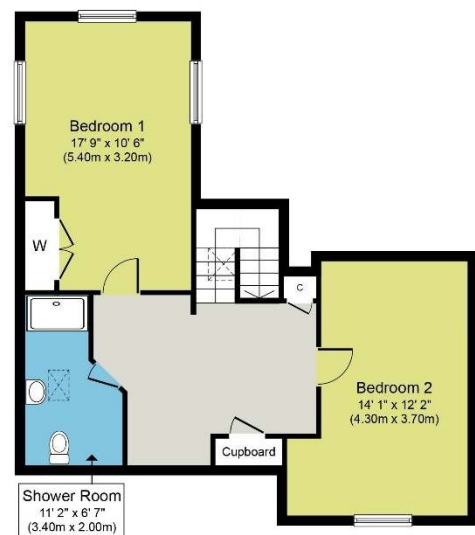
Services: Mains water, electricity, gas and drainage. Gas central heating.
Council Tax: Band: E (North Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO14 0AJ.
EPC Rating: Current: D62. Potential: C75.
Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
 Approximate Floor Area
 1,279 sq. ft.
 (118.8 sq. m.)



First Floor
 Approximate Floor Area
 647 sq. ft.
 (60.1 sq. m.)