



  
**White Rose**  
Guest House  
All rooms en-suite  
Tel - 01723 516337  
No Vacancies

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

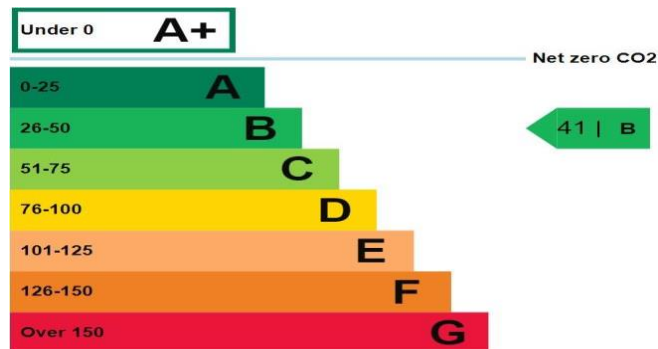
Southdene, Filey, YO14 9BB



# Southdene, Filey, YO14 9BB

Guide Price: £365,000

Thinking of living by the seaside and running your own business then this is a chance not to be missed. White Rose Guest House is a sizeable and well established guest house located in the popular coastal town of Filey only a short distance from the town centre boasting a wide array of amenities as well as being a stroll away from the award winning Filey Bay. The modern and well maintained accommodation is set out over four floors and offers spacious living for the owners as well as enviable letting rooms with ensuite shower rooms. The accommodation briefly comprises entrance hall, breakfast room, sitting room, owners modern fitted kitchen with diner which is currently used as a living room area, five guest bedrooms with ensuite shower rooms as well as a suite benefiting lounge, shower room, bedroom and kitchenette which could be either used as self contained owners accommodation or a guest suite. There is also owners accommodation which could be used as a another guest bedroom with ensuite shower room. To the outside of the property there is ample off road parking with summer house and carport as well as an enclosed courtyard. Currently ran on a low occupancy level and to adults only this is a fantastic opportunity to acquire an already established guest house with the scope to expand and enhance its revenue further by potentially letting more rooms or allowing bookings from other categories. Viewing is highly recommended and is strictly by appointment only.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**ENTRANCE PORCH**

UPVC double glazed patio entrance door, UPVC double glazed window to the front aspect and tiled floor.

**ENTRANCE HALL**

Entrance door, wood effect flooring, coving, radiator, understairs cupboard, telephone point, power points and stairs to first floor landing.

**BREAKFAST ROOM**

*4.93m (16' 2") x 3.84m (12' 7")*  
UPVC double glazed bay window to the front aspect, coving, radiator, feature fireplace and power points.

**SITTING ROOM**

*4.54m (14' 11") x 3.84m (12' 7")*  
UPVC double glazed window to the rear aspect, coving, radiator and power points.

**KITCHEN/DINER**

*8.00m (26' 3") x 3.61m (11' 10")*  
Two UPVC double glazed windows to the side aspect, UPVC double glazed door to the courtyard, wood style flooring, vertical radiator, range of wall and base units with under counter lighting and roll top work surfaces, plumbed for washing machine, plumbed for dishwasher, sink and drainer unit, space for fridge/freezer, gas range oven with extractor hood, built in microwave, power points and storage cupboard housing the gas central heating boilers.

**FIRST FLOOR LANDING**

Power points, storage cupboard and stairs to second floor landing.

**GUEST BEDROOM 2**

*5.07m (16' 8") x 4.80m (15' 9")*  
UPVC double glazed bay window to the front aspect, UPVC double glazed window to the front aspect, radiator, TV point and power points.

**GUEST BEDROOM 2 ENSUITE**

*3.96m (13' 0") x 1.19m (3' 11")*  
Fully tiled double shower cubicle with power shower, low flush WC, 'his and her' wash hand basins, fully tiled walls, chrome heated towel radiator and extractor fan.

**GUEST BEDROOM 1**

*4.58m (15' 0") x 2.85m (9' 4")*  
UPVC double glazed window to the rear aspect, picture rail, radiator, TV point and power points.

**GUEST BEDROOM 1 ENSUITE**

*1.12m (3' 8") x 1.75m (5' 9")*  
Fully tiled corner shower cubicle with power shower, low flush WC, wash hand basin with pedestal, fully tiled walls, chrome heated towel radiator and extractor fan.

**OWNERS ACCOMMODATION ENTRANCE**

Radiator, storage cupboard and power points.

**OWNERS ACCOMMODATION BEDROOM**

*3.58m (11' 9") X 2.83m (9' 3")*  
UPVC double glazed window to the rear aspect, radiator, TV point and power points.

**OWNERS ACCOMMODATION ENSUITE**

*3.68m (12' 1") x 1.44m (4' 9")*

UPVC double glazed door to the fire escape, UPVC double glazed opaque window to the side aspect, 'his and her' wash hand basins, fully tiled double shower cubicle with power shower, low flush WC, chrome heated towel radiator, extractor fan, colour changing LED lighting and wood effect flooring.

**SECOND FLOOR LANDING**

Storage cupboard, power points and stairs to third floor landing.

**GUEST BEDROOM 5**

*5.16m (16' 11") x 3.93m (12' 11")*  
Two UPVC double glazed windows to the front aspect, picture rail, radiator, TV point and power points.

**GUEST BEDROOM 5 ENSUITE**

*3.89m (12' 9") x 1.12m (3' 8")*  
Fully tiled double shower cubicle with electric shower, low flush WC, 'his and her' wash hand basins, fully tiled walls, chrome heated towel radiator and extractor fan.

**GUEST BEDROOM 4**

*4.24m (13' 11") x 3.90m (12' 10")*  
UPVC double glazed window to the rear aspect, picture rail, radiator, TV point and power points.

**GUEST BEDROOM 4 ENSUITE**

*1.73m (5' 8") x 0.96m (3' 2")*  
Fully tiled corner shower cubicle with electric shower, low flush WC, wash hand basin with pedestal, fully tiled walls, chrome heated towel radiator and extractor fan.

**GUEST BEDROOM 3**

*6.17m (20' 3") x 3.60m (11' 10")*  
Two UPVC double glazed windows to the side and rear aspects, radiator, TV point and power points.

**GUEST BEDROOM 3 ENSUITE**

*2.77m (9' 1") x 1.47m (4' 10")*  
UPVC double glazed door to the fire escape, UPVC double glazed opaque window to the side aspect, fully tiled corner shower cubicle with electric shower, low flush WC, wash hand basin with pedestal, fully tiled walls, chrome heated towel radiator and extractor fan.

**THIRD FLOOR LANDING**

Storage cupboard.

**GUEST ROOM 6 ENTRANCE**

Radiator, power points and storage cupboard.

**GUEST ROOM 6 BEDROOM**

*3.30m (10' 10") x 3.02m (9' 11")*  
UPVC double glazed window to the front aspect, radiator, TV point and power points.

**GUEST ROOM 6 KITCHENETTE**

*3.01m (9' 10") x 1.22m (4' 0")*  
Velux window to the rear aspect, base units with roll top work surfaces, space for fridge and power points.

**GUEST ROOM 6 LOUNGE**

*3.43m (11' 3") max x 4.14m (13' 7") max*  
UPVC double glazed window to the rear aspect, UPVC double glazed door to the fire escape, radiator, TV point and power points.

**GUEST ROOM 6 SHOWER ROOM**

*2.97m (9' 9") x 1.12m (3' 8")*

Fully tiled shower cubicle with electric shower, low flush WC, wash hand basin, fully tiled walls, chrome heated towel radiator and extractor fan.

**COURTYARD**

Low maintenance courtyard with brick storage shed and gated rear access.

**PARKING**

Lawned parking area to the rear of the property providing ample off road parking.

**SUMMERHOUSE AND CARPORT**

Enclosed low maintenance patio area with summer house and undercover off road parking for one car.

**PART EXCHANGE CONSIDERED**

The owners of this property would consider a part exchange within the local area which is detached with off road parking. If you have a property which you think the owners would be interested in please call us on 01723 338958.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters  
Tel: 01723 338958

**OPENING HOURS:**

Monday: 9am - 5:30pm  
Tuesday: 9am - 5:30pm  
Wednesday: 9am - 5:30pm  
Thursday: 9am - 5:30pm  
Friday: 9am - 5:30pm  
Saturday: 9am - 4pm  
Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



GROUND FLOOR

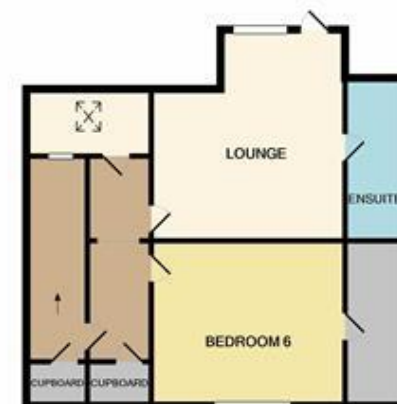
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



2ND FLOOR



3RD FLOOR

















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HERE TO GET *you* THERE