



**Southdene, Filey, YO14 9BB**  
**Offers Over £395,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Southdene, Filey, YO14 9BB

## Offers Over £395,000

- Victorian Terrace
- Dining Kitchen
- Balcony
- 8 Bedrooms
- Garage
- EPC Awaited
- 2 Reception Rooms
- Garden
- Off Street Parking

This 8 bedroom victorian terrace is conveniently located within close proximity to Filey's award winning seafront and amenities nearby including The Crescent Gardens, Filey Railway Station, supermarket, local shops and schools. All of this yet still tucked away from the hustle and bustle of the town. Upon entering, a grand hallway greets you with original flooring. The first reception room offers a bay window whilst the second reception room offers a perfect space for entertaining guests or relaxing with family.

The spacious dining kitchen comprises contemporary wall and base units incorporating centre island, Rangemaster, space for american style fridge freezer and space for dishwasher.

Also on the ground floor is a separate WC providing convenience for guests with plumbing for a washing machine and dryer.

To the first floor of the property are 3 generously sized bedrooms, each boasting large windows that flood the rooms with natural light. The main bedroom, currently used as a living room by the current owners offers a bay window, log burner and balcony providing distant sea views. A three piece bathroom suite serves these bedrooms on the first floor with walk in shower cubicle, vanity unit and panelled bath with a separate WC adjacent.

Continuing upwards, the second floor accommodates an additional three bedrooms with the front bedroom offering a walk in wardrobe. A second bathroom offers a three piece suite with additional separate WC adjacent.

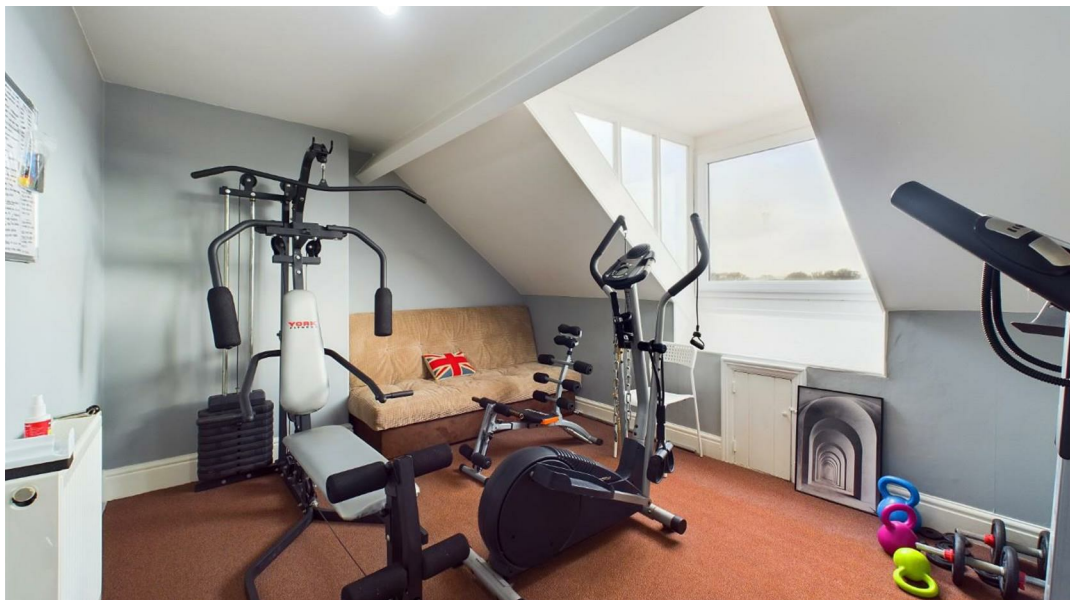
The third floor offers the final two bedrooms.

At the rear of the property, a private garage provides secure parking for vehicles with a generous sized garden mainly laid to lawn and summerhouse. In summary, this 8 bedroom Victorian terrace seamlessly blends period elegance with contemporary comfort, offering a truly exceptional living experience for homeowners.









| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

#### 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.

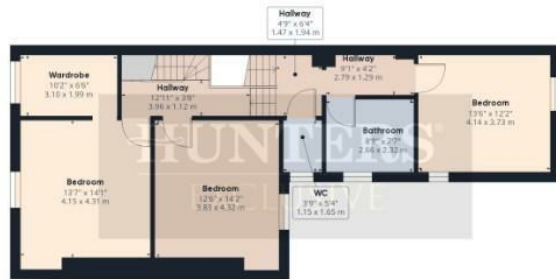
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Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>

3076.99 ft<sup>2</sup>  
285.86 m<sup>2</sup>

Reduced headroom

71.46 ft<sup>2</sup>  
6.64 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01723 338958 | Website: [www.hunters.com](http://www.hunters.com)



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