



## The Beach, Filey

YO14 9LD

Guide Price £450,000



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EXCLUSIVE

# The Beach, Filey

## DESCRIPTION

Step into seaside living with this 936.46 square feet, two-story end of terrace cottage that epitomizes charm! This delightfully captivating home is located in the heart of Filey, immediately on the seafront with incredible uninterrupted panoramic views from Filey Brigg all the way to Flamborough Head. You are also within close proximity to the town centre where there is the benefit of an array of eateries, shops and regular transport links to neighbouring towns, as well as both Glen and Crescent Gardens.

On the ground floor, discover a spacious and well-proportioned bathroom equipped with a bath, shower & toilet. Additionally, there is a separate WC as you enter. The property offers a versatile room to the front that can be tailored to your needs as a dining room, study, reception room or third bedroom and a warm and inviting living room adorned with a striking stone fireplace to keep you toasty during those colder months. Adjoining this is a well-equipped kitchen with washing machine, gas hob and oven and fridge freezer. The kitchen looks out to the rear garden and provides an exceptional space for rustling up meals for loved ones.

Make your way to the first floor to discover two well sized, serene bedrooms for your comfort and relaxation. Both bedrooms offer fitted wardrobes for additional storage and there is also eaves storage which runs the full length of the property!

Both bedrooms, along with the two reception rooms on the ground floor offer breathtaking sea views. If that isn't enough, this property also offers a private courtyard to the rear with two sheds, where you can relax and enjoy the sunshine, and the convenience of space at the rear for parking a vehicle.

The property is freehold and we are unaware of any restrictions.

Currently being used as a successful holiday let, it offers great business potential and the opportunity to be sold fully furnished. What are you waiting for? This residence could be the dream home you've been searching for.

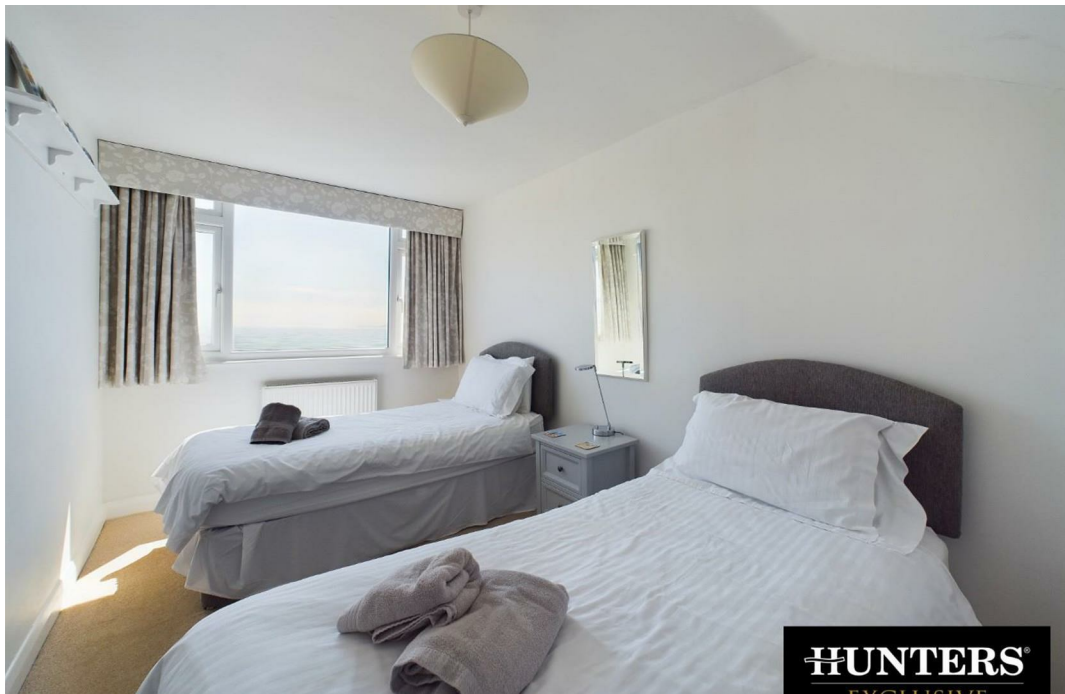




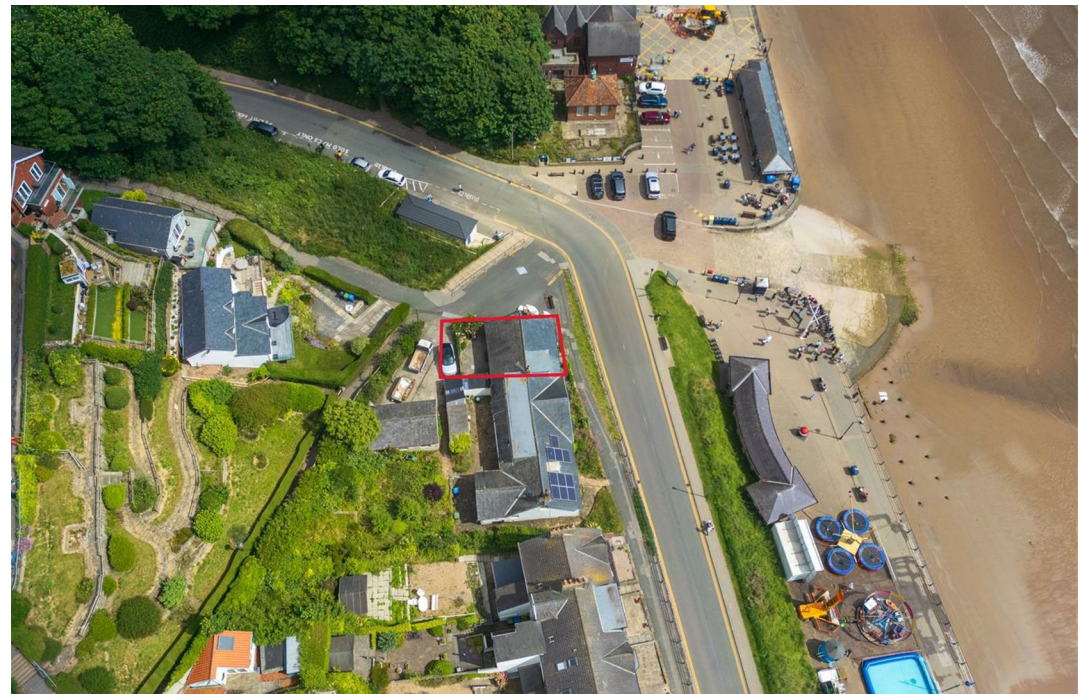
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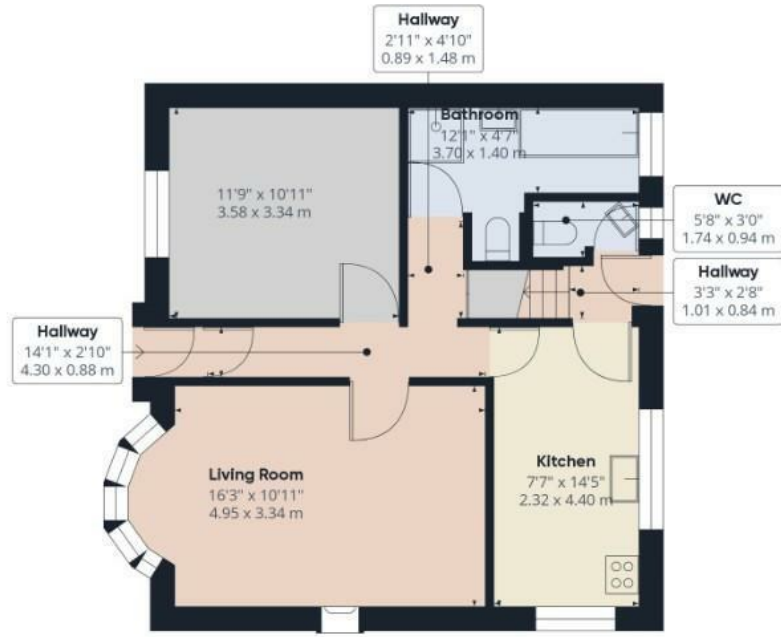
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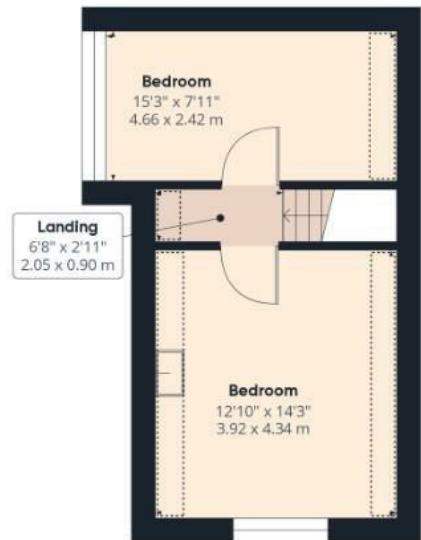
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**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**  
 938.5 ft<sup>2</sup>  
 87.19 m<sup>2</sup>

**Reduced headroom**  
 54.21 ft<sup>2</sup>  
 5.04 m<sup>2</sup>

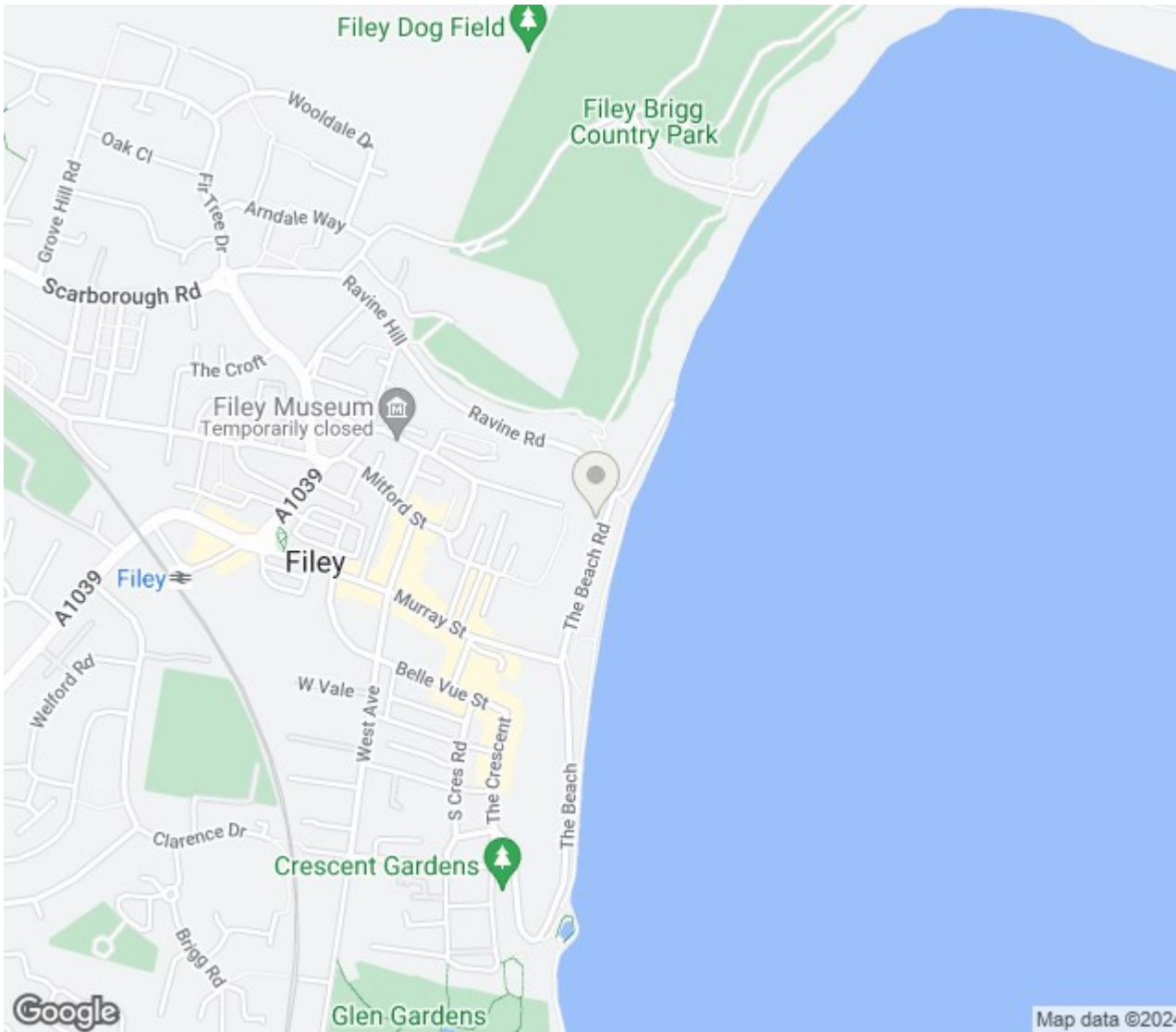
(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

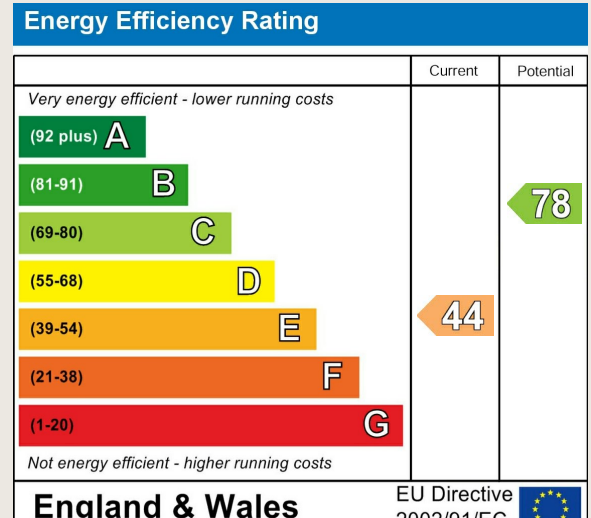
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**





## ENERGY PERFORMANCE CERTIFICATE



### 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.

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