

Dovecot Close, Gristhorpe, Filey, YO14 9PY

- Detached House
- Front & Rear Gardens
- Off Road Parking
- Three Bedrooms
- Village Location
- EPC Grade: E

Offers Over £300,000

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HERE TO GET *you* THERE

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Nestled in a peaceful cul-de-sac within the sought-after village of Gristhorpe, this beautifully modernised three-bedroom detached family home offers both character and contemporary living. Just moments from the stunning Yorkshire coastline and the popular seaside town of Filey, this stone-built property is perfect for those seeking a coastal lifestyle with countryside charm.

Upon arrival, you'll be greeted by a lawned front garden and off-road parking, while the generously sized rear garden provides a fantastic outdoor space, featuring a large lawn, patio area, and mature plant borders—ideal for relaxing or entertaining.

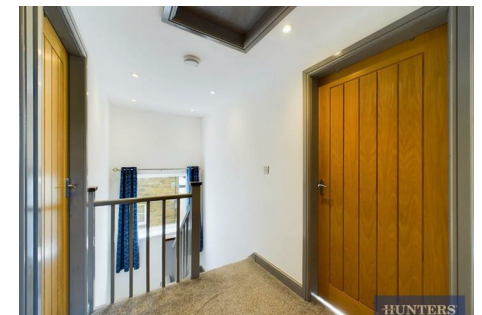
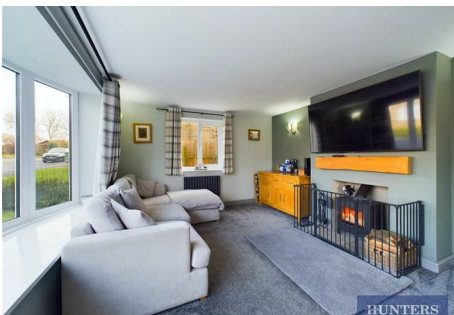


Inside, the home has been thoughtfully updated by the current owners, seamlessly blending modern comforts with timeless charm. The spacious living room benefits from dual-aspect windows, flooding the space with natural light, and a log burner, adding a cosy touch. The stylish kitchen/diner boasts shaker-style wall and base units, a five-burner gas hob, built-in eye-level double oven and microwave, and integrated appliances, including a washing machine, dishwasher, and fridge/freezer. The dining area is perfect for family meals, opening onto the rear garden through elegant bi-fold doors.

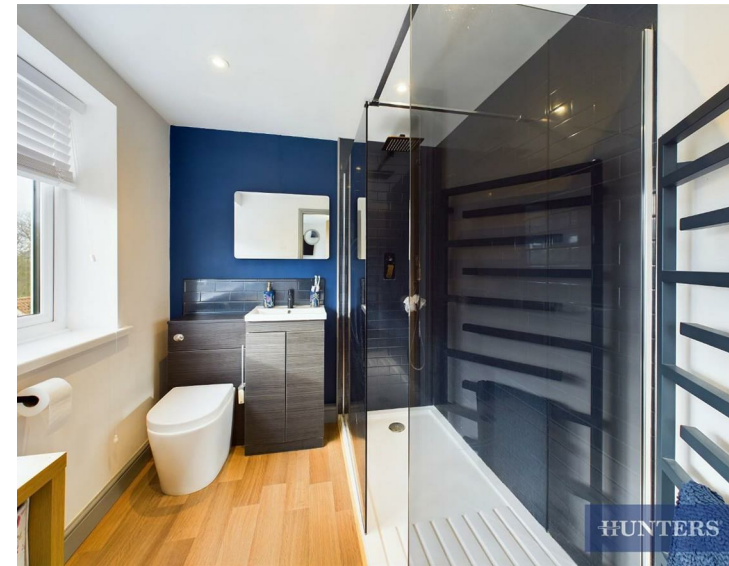
Upstairs, the property continues to impress with three well-proportioned bedrooms and a modern family bathroom. The main bedroom is a true retreat, complete with a luxurious en-suite shower room.

With its prime location, stylish interiors, and generous outdoor space, this fantastic home is ready for its next owners to move in and enjoy.

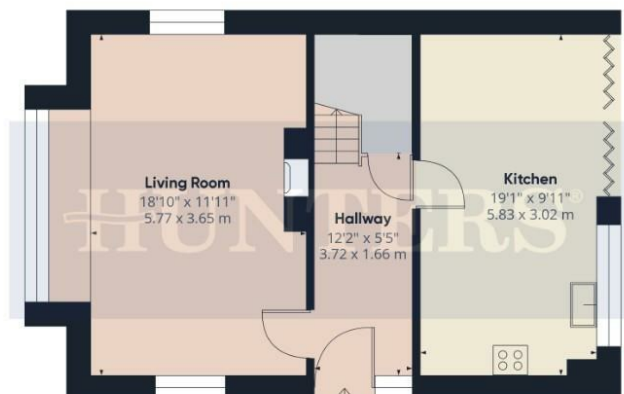
Don't miss out—schedule your viewing today!



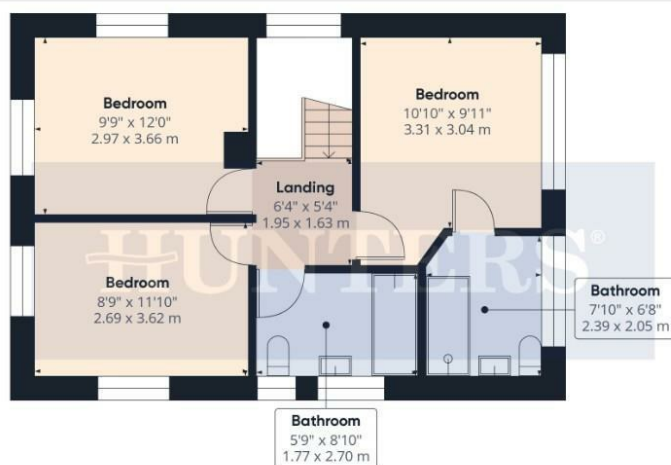
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HMRC
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1049.58 ft²
97.51 m²

(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Viewings

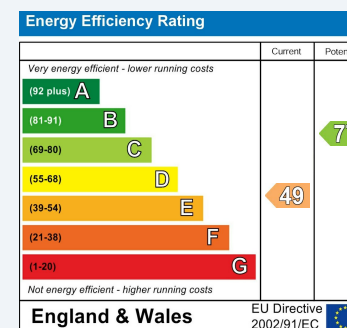
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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



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.

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.