

St Oswalds, South Crescent Avenue, Filey,
Guide Price £425,000



**IMMACULATE FOUR BEDROOM TWO BATHROOM LARGE
MAISONETTE##PRIVATE ENTRANCE##LOUNGE - BALCONY WITH SEA
VIEWS##SEPARATE LARGE KITCHEN DINER##DOUBLE GLAZING,
CENTRAL HEATING##GARAGE, GARDEN##CLOSE BEACH##NO ONWARD
CHAIN.**

Entrance Hall

Traditional wooden door with stained glass windows to the front aspect, power point, under stairs storage cupboard housing the modern metal fuse box and gas meter, balustrade staircase leading to the first floor landing,

Half Landing/ First Floor Landing

UPVC double glazed window to the front aspect, balustrade staircase to the first floor landing. First Floor Landing with radiator, power points and stairs leading to the second floor landing.

Lounge 5.45m x 4.40m - 17'11" x 14'5"

UPVC double glazed windows to the front and side aspect with sea view, UPVC double glazed door to the front giving access to the balcony with sea view. Feature Limestone fireplace with remote controlled gas log burning effect fire, TV point, radiators and power points.

Kitchen/Diner 5.25m x 4.15m - 17'3" x 13'7"

UPVC double glazed windows to the side and rear aspects overlooking the bowling green. Range of off white Ikea wall and base units with wood style work surface, stainless steel sink and drainer . Integrated Effektfull fridge freezer, integrated Electric Mirakulos oven and Mirakulos microwave/grill, induction electric Folkig hob with extractor hood, space for washing machine, space for tumble dryer, radiator and power points.

Bedroom One 4.80m x 3.60m - 15'9" x 11'10"

UPVC double glazed window to the rear aspect, Fitted wardrobes, TV point, radiator and power points.
fan.

DISCLAIMER

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Bedroom One 4.80m x 3.60m - 15'9" x 11'10"

UPVC double glazed window to the rear aspect, Fitted wardrobes, TV point, radiator and power points.

Bathroom

UPVC double glazed windows to the front and side aspects, modern white four piece suite comprising of low flush WC, vanity wash hand basin, oval bath with mixer taps, fully tiled level double shower, extractor fan, shaver point, tiled flooring with underfloor heating, chrome heated towel rail, extractor fan.

Second Floor Landing

Half landing with double glazed window to the front aspect, balustrade staircase to the second floor landing, floor to ceiling storage cupboard, radiator and power points, currently used as a study area.

Bedroom Two 5.50m x 3.70m - 18'1" x 12'2"

UPVC double glazed window to the side aspect overlooking the bowling club, radiator, power points, door to the side giving access to the jack and jill bathroom.

Jack and Jill bathroom / En Suite

Modern white three piece suite comprising of low flush WC, free standing wash hand basin, walk in level shower, chrome heated towel rail, shaver point, extractor fan,

Bedroom Three 5.25m x 4.50m - 17'3" x 14'9"

UPVC double glazed window to the front aspect, TV point, radiator and power points, currently used as a cinema room and a craft room.

Bedroom Four 4.00m x 3.80m - 13'1" x 12'6"

UPVC double glazed window to the rear aspect, radiator and power points

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Garage 5.20m x 3.20m - 17'1" x 10'6"

Brick built with up and over roller door. Two brick built stores which were previously the old outside WC and the coal shed.

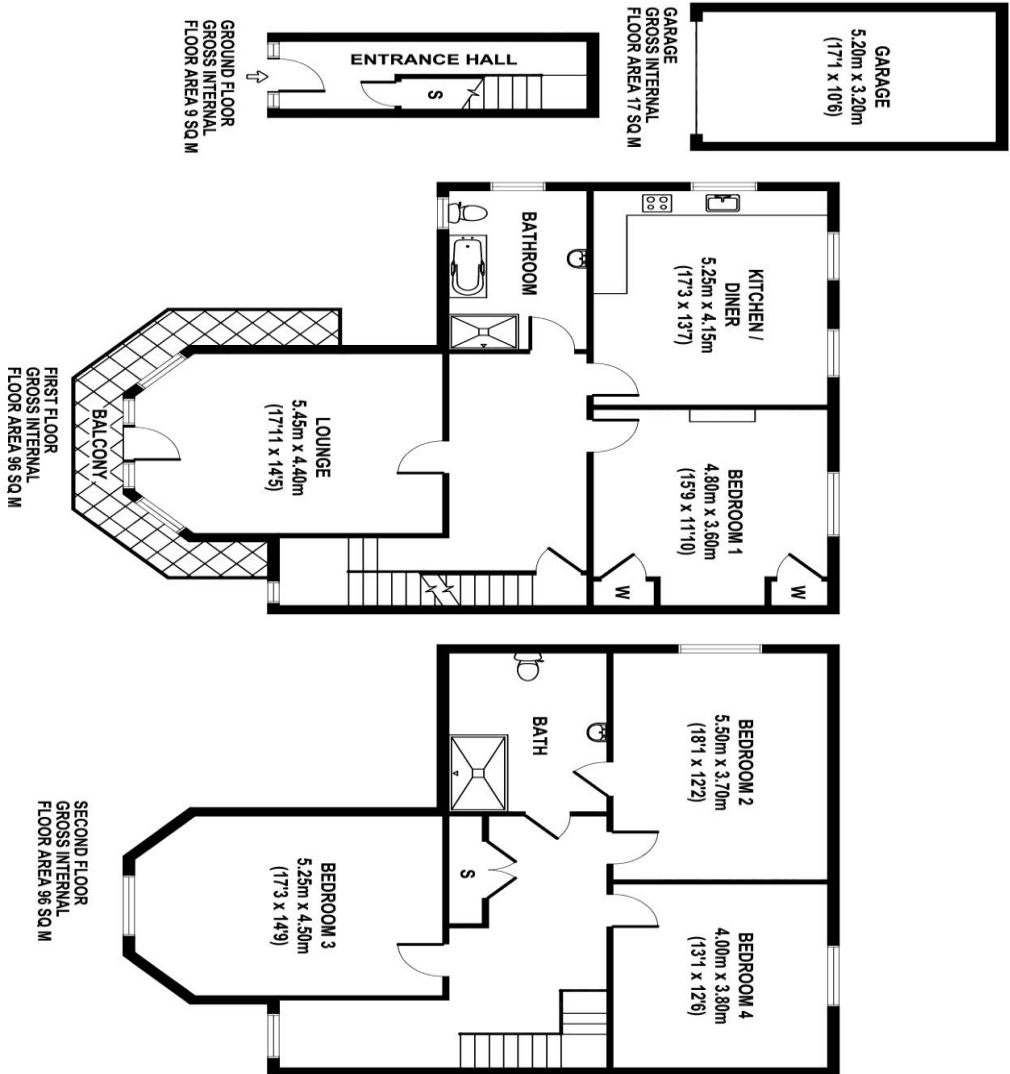
Front Garden

Low maintenance front garden laid to gravel with flower borders, gated access, block paved driveway to the side giving access to the detached garage.

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FLOOR PLAN



APPROX. GROSS INTERNAL FLOOR AREA 218 SQ.M / 2347 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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