



16 Dovecot Close, Gristhorpe, Filey YO14 9PY  
Offers In The Region Of £350,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- STONE BUILT DETACHED FAMILY HOME
- TWO DRIVEWAYS & GARAGE
- ENSUITE TO THE MASTER
- OPEN PLAN LOUNGE/DINER & SUNROOM
- FOUR DOUBLE BEDROOMS
- NO ONWARD CHAIN

CPH are delighted to bring to market this STONE BUILT DETACHED FAMILY HOME with FOUR DOUBLE BEDROOMS. ENSUITE to the master and OPEN PLAN lounge/diner. The property benefits from TWO DRIVEWAYS, GARAGE and LAWNED GARDENS front and rear and is offered to market with NO ONWARD CHAIN. Located in a secluded CUL-DE-SAC in the popular village of GRISTHORPE.

The property is fitted with uPVC double glazing all round and benefits from gas central heating via a combination boiler. The accommodation briefly comprises of: the entrance hallway with downstairs W/C and stairs to the first floor, the open plan lounge/dining area, the sunroom with heating and double doors to the rear gardens, the utility room and the access to the office/2nd reception room/fourth downstairs bedroom. To the first floor lies a landing with storage space, the master bedroom with ensuite shower room, a further two double bedrooms and the family bathroom with three-piece suite. Externally, the front of the property benefits from a lawned garden, two driveways and a single detached garage. The rear of the property offers a generous garden laid mainly to lawn with areas for planting and a paved seating area.

Being located within a cul-de-sac the popular secluded village of Gristhorpe the property provides excellent access to the nearby coastal towns of both Scarborough and Filey. The village is surrounded by picturesque countryside making it perfect for walkers and cyclists and benefits from a local public house.

'In our opinion' this is a superb detached family home in a desirable location. Viewing is essential in order to fully appreciate the space and setting on offer. If you wish to book a viewing please contact CPH on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





ACCOMODATION

GROUND FLOOR

Entrance Hall  
5'6" x 13'9" max

WC  
3'8" x 4'3" max

Living Room  
11'10" x 14'7" max

Dining Room  
9'10" x 8'11" max

Sunroom  
14'4" x 10'8" max

Kitchen  
12'4" x 9'0" max

Utility Room  
9'0" x 5'10" max

Office/2nd Reception Room/Bedroom 4  
9'1" x 16'11" max

FIRST FLOOR

Landing  
10'4" x 6'3" max

Bedroom 1  
9'9" x 14'10" max

Bedroom 2  
9'2" x 15'10" max

En-suite  
9'0" x 4'5" max

Bathroom  
7'9" x 5'5" max

Bedroom 3  
11'10" x 8'9" max

Externally

To the front of the property lies two driveways which offer off-street parking for up to 4 vehicles, a detached single garage and front gardens laid mainly to lawn. To the rear of the property lies a private rear garden laid mainly to lawn which includes a paved seating area and access gate to bridle path walks.

Details Prepared  
AB050324



Interested? Get in touch:

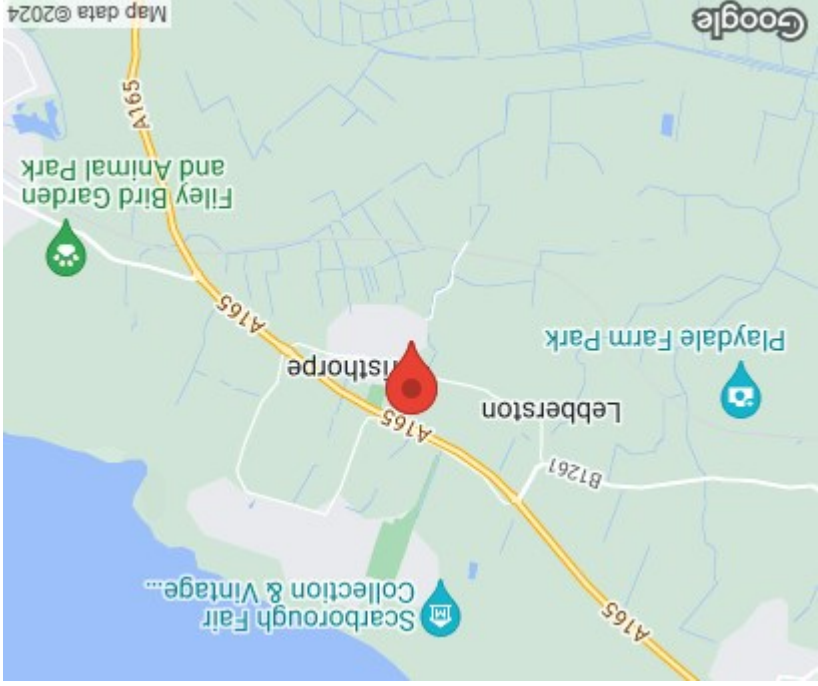
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CPH



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(g5-g8) D
	(g3-g4) E
	(g1-g3) F
	(g1-g0) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-g0) G
	(2-g3) F
	(3-g4) E
	(4-g5) D
	(5-g8) C
	(6-g9) B
	(7-g1) A
Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(g5-g8) D
	(g3-g4) E
	(g1-g3) F
	(g1-g0) G
Not energy efficient - higher running costs	(1-g0) G
	(2-g3) F
	(3-g4) E
	(4-g5) D
	(5-g8) C
	(6-g9) B
	(7-g1) A
Current	Potential
Energy Efficiency Rating	



CPH Property Services  
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132