



9 Station Road, Filey, YO14 9AR  
Offers Over £165,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- SPACIOUS FOUR BEDROOM HOME
- SET OVER THREE FLOORS
- TWO BATHROOMS
- PAVED COURTYARD AND GARAGE
- FILEY TOWN CENTRE LOCATION

IDEAL SEASIDE HOME and/or a POPULAR HOLIDAY LET. An IMPOSING, FOUR BEDROOM HOME which enjoys a convenient central location within the popular seaside town of FILEY, close by are numerous amenities, the Railway Station and of course Filey's highly sought after coastline and beach.

This property is set over three floors and briefly comprises on the ground floor; entrance vestibule and inner hallway with stairs up to the first floor, bay fronted lounge with fireplace, separate dining room, kitchen with base units and a door to the rear courtyard garden and a three-piece suite bathroom. To the first floor lies a half landing with access to a further shower room and two double bedrooms. A further staircase provides access to the second floor where two additional double bedrooms are located. Externally, to the rear of the property lies an enclosed courtyard garden with gated access to the rear driveway, parking and garage with light and power.

The traditional seaside resort of Filey is an ideal coastal location for families or anyone looking for a fine stretch of good sand for walks, playing in the sand, kite flying or even horse riding. The glorious 5-mile stretch of golden sand stretches from the rocky peninsula of Filey Brigg in the north down to Bempton, home to an RSPB reserve. The property itself lies within close range of a variety of amenities including a supermarket, eateries, local shops, Train/Bus station and much more.

To arrange a viewing please contact CPH today on 01723 352235





## ACCOMMODATION

### GROUND FLOOR

Entrance Vestibule & Hallway

Lounge  
15'8" max into bay x  
12'5" max

Dining Room  
12'9" max x 11'9"

Kitchen  
13'1" x 7'2"

Bathroom  
10'2" x 7'6"

### FIRST FLOOR

Landing

Bedroom One  
16'0" x 15'1"

Bedroom Two  
11'9" x 10'5"

Shower Room  
7'2" x 6'2"

### SECOND FLOOR

Landing

Bedroom Three  
16'0" x 15'1" max

Bedroom Four  
11'9" max x 10'5" max

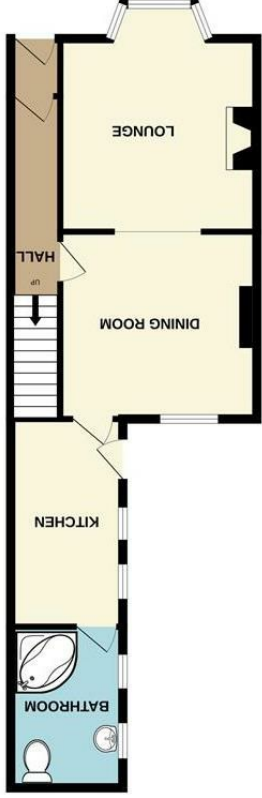
Details Prepared  
TLPF/210324

**Interested? Get in touch:**

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www.cphproperty.co.uk

**CPH**

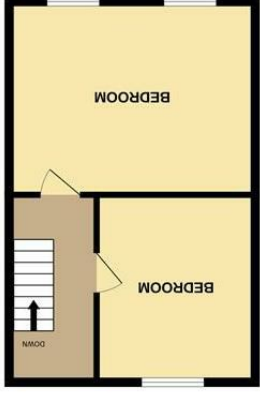
GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and other items are approximate and responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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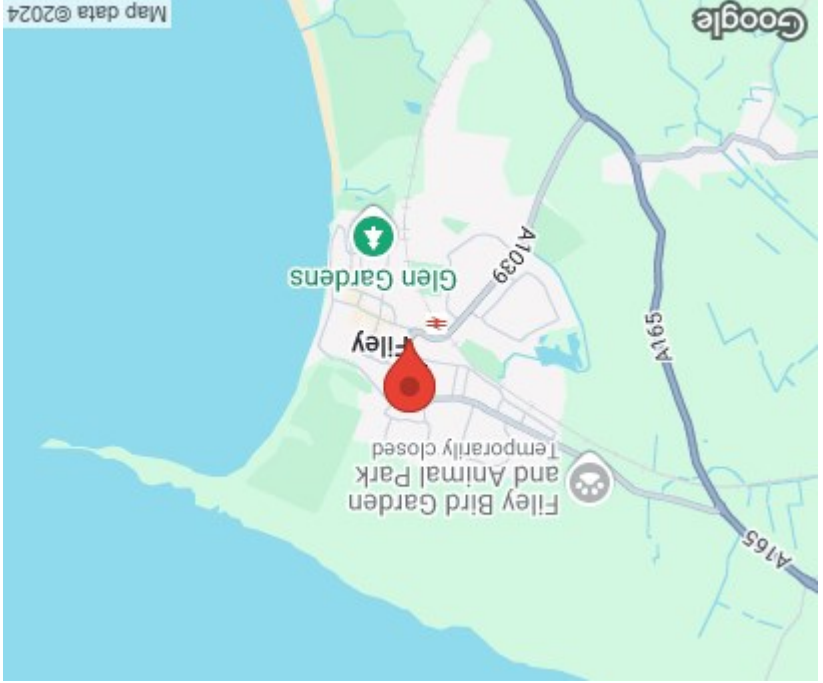


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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	67
Potential	81

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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