



22 Dovecot Close, Gristhorpe, Filey YO14 9PY
Offers In The Region Of £355,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED BUNGALOW
- POPULAR CUL-DE-SAC LOCATION
- IMMACULATELY PRESENTED THROUGHOUT
- AMPLE OFF-STREET PARKING & GARAGE
- BEAUTIFULLY PRESENTED GARDENS

CPH are delighted to bring to market this STONE BUILT DETACHED BUNGALOW with THREE DOUBLE BEDROOMS. SUNROOM and MODERN KITCHEN AND BATHROOM. The property benefits from AMPLE OFF-STREET PARKING, GARAGE and LAWNED GARDENS front and rear and is 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 vestibule leading to the entrance hallway, bay fronted sitting room, the sunroom with heating and double doors to the rear gardens, modern kitchen with built in oven, hob, extractor and ample wall and base units. The property also benefits from a recently modernised shower room, two double bedrooms with the master having fitted wardrobes and a further double bedroom/dining room. Externally, the front of the property benefits from a lawned garden, spacious driveway and a single detached garage with power and light. 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 bungalow 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





Entrance Vestibule
8'10" x 6'6" max

Entrance Hall

Sitting Room
17'4" x 11'9" max

Kitchen
13'9" x 10'5" max

Sun Room
12'9" x 8'10" max

Bathroom
5'6" x 8'10" max

Bedroom 1
11'9" x 10'9" max

Bedroom 2
10'9" x 8'10" max

Bedroom 3/Dining Room
8'10" x 10'9" max

Externally

To the front of the property lies a low maintenance front garden laid mainly to lawn, a driveway with parking for up to four vehicles and a detached garage with power and light. To the rear of the property lies a well-maintained private garden with paved seating area, planted borders and fenced boundaries.

Details Prepared
AB011024



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This 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 operability or efficiency can be given.



GROUND FLOOR

