



**Cundalls**

**4 CLIFF TOP  
FILEY, NORTH YORKSHIRE**



# 4 CLIFF TOP FILEY NORTH YORKSHIRE

Scarborough 7 miles, Bridlington 11 miles, Malton 23 miles, Whitby 26 miles  
Distances Approximate

**A SUPERBLY POSITIONED DETACHED PROPERTY COMPRISING TWO NEWLY RENOVATED  
THREE BEDROOM APARTMENTS, ENJOYING SPECTACULAR SEA & COASTAL VIEWS,  
TOGETHER WITH GARAGING, AMPLE PARKING & PRETTY GARDENS**

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**GROUND FLOOR APARTMENT:** ENTRANCE HALL – OPEN-PLAN KITCHEN / DINING / LIVING ROOM – THREE EN-SUITE DOUBLE BEDROOMS

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**FIRST FLOOR APARTMENT:** GROUND FLOOR ENTRANCE HALL – FIRST FLOOR LANDING – SITTING ROOM – DINING KITCHEN  
TWO/THREE DOUBLE BEDROOMS (ONE WITH EN-SUITE) – STUDY/NURSERY – HOUSE BATHROOM

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BLOCK PAVED DRIVEWAY – TWO GARAGES – PRETTY GARDENS  
UNINTERRUPTED SEA VIEWS – CONVENIENT LOCATION WITHIN A SHORT WALK OF TOWN CENTRE AMENITIES  
& A NEARBY PATH LEADS DOWN TO THE BEACH

**GUIDE PRICE £695,000**  
**FREEHOLD**

A delightfully situated detached period property which has been reconfigured to create a pair of sizeable apartments, expertly renovated to an excellent standard and beautifully presented with high quality kitchen and bathroom fittings throughout.

4 Cliff Top is a unique property, located only a stone's throw from the centre of the town, but with exceptional sea views, occupying an elevated position which takes in the full sweep of Filey Bay, affording a panoramic view of the sea and coastline. The property is tucked away off Queen Street and benefits from two especially rare commodities for a property so close to the seafront, a lovely private garden and a pair of garages with a further large private parking area. A short flight of steps lead down through Queen's Gardens to the beach.

The property is currently arranged as two self-contained apartments, each one having been comprehensively renovated to an excellent standard within the last few years. They hold huge residential appeal but would also be of interest to those looking for a holiday letting investment for either the whole or part and are offered for sale fully furnished. The accommodation is arranged over two floors which in total amounts to well over 2,300sq.ft. To the ground floor is a superb three-bedroom, three-bathroom apartment, with a large, open-plan kitchen/living space, opening directly onto a delightful garden with direct sea and coastal views and which offers a charming spot from which to take in Filey Bay. The first-floor apartment is similarly well-appointed, with accommodation providing a modern dining kitchen, large double aspect living room with sensational views, up to three double bedrooms, one with en-suite and a main house bathroom.

As part of the renovation works, the property was re-roofed, re-wired, re-plumbed, new windows and doors installed and a complete cosmetic overhaul with replacement kitchens and bathrooms and a tasteful scheme of interior décor.

Filey is a charming town located along the Heritage Coastline approximately 7 miles south of Scarborough. Best known for its award winning 'blue flag' beach and the Crescent Gardens, the town has been a popular seaside destination since its Victorian heyday, but at its heart remains a traditional fishing port. It benefits from a comprehensive range of amenities including schooling, independent shops as well as high street retailers, a wide range of restaurants and Doctors surgery.

## **ACCOMMODATION**

### **GROUND FLOOR APARTMENT**

#### **ENTRANCE HALL**

Composite front door with overhead window light. Three radiators. Laminate wood floor. Electric consumer unit and fuses. Door to the garage.

#### **OPEN-PLAN KITCHEN / DINING / LIVING ROOM**

8.0m x 3.9m (excluding bay windows) (26'3" x 12'10")

An elegantly proportioned main reception room with a triple aspect, three bay windows to the front, rear and side and a further casement window to the side. Door leading out to the garden and with direct sea views. Laminate wood floor. Feature electric fire. Television point. Recessed ceiling lights. Range of kitchen cabinets with quartz work surfaces incorporating a double drainer inset sink unit. Comprehensive range of integrated appliances including electric oven, four ring gas hob with extractor hood, microwave, dishwasher and fridge. Vaillant gas fired central heating boiler. Four radiators.

#### **BEDROOM ONE**

4.6m x 3.2m (average) (15'1" x 10'6")

Double aspect room facing east and south. Walk-in wardrobe with built in hanging and shelving space. Two radiators.

#### **EN-SUITE SHOWER ROOM**

2.2m x 1.4m (7'3" x 4'7")

White suite comprising fully tiled walk-in shower cubicle with chrome power shower, wash basin in vanity unit and low flush WC. Recessed spotlights. Extractor fan. Chrome heated ladder towel rail.

#### **BEDROOM TWO**

3.1m x 3.0m (10'2" x 9'10")

Plus 3.9m x 2.2m (max) (12'10" x 7'3")

Pair of casement windows to the side. Fitted wardrobes. Two radiators.

#### **EN-SUITE BATHROOM**

2.7m x 1.4m (8'10" x 4'7")

White suite comprising bath with tiled surround and Mira shower overhead, wash basin in vanity unit and low flush WC. Extractor fan. Recessed spotlights. Casement window to the side. Chrome heated ladder towel rail.

### BEDROOM THREE

3.7m x 3.5m (max) (12'2" x 11'6")

Fitted wardrobes. Casement window. Radiator.

### EN-SUITE SHOWER ROOM

1.8m x 1.6m (5'11" x 5'3")

White suite comprising fully tiled walk-in shower cubicle with chrome power shower, wash basin in vanity unit and low flush WC. Extractor fan. Recessed spotlights. Casement window. Chrome heated ladder towel rail.

## FIRST FLOOR APARTMENT

### GROUND FLOOR ENTRANCE HALL

Composite front door with overhead window light. Radiator. Staircase to the first floor.

### LANDING

Radiator. Internal window onto the Study/Nursery.

### SITTING ROOM

5.2m x 3.9m (excluding bay windows) (17'1" x 12'10")

Pair of bay windows to the north and east and offering the best view in the house from the east facing bay. Electric fire. Television point. Two radiators.

### DINING KITCHEN

5.2m x 2.6m (excluding bay window) (17'1" x 8'6")

Range of kitchen cabinets incorporating a single drainer sink unit with mixer tap. Range of integrated appliances including electric oven, four ring ceramic hob with extractor overhead, dishwasher, microwave, fridge, washing machine and tumble drier. Bay window with fitted window seats. Casement window to the side. Recessed spotlights. Radiator.

### BEDROOM ONE

5.5m x 3.2m (max) (18'1" x 10'6")

Two casement windows. Fitted wardrobe. Fitted cupboard. Original basket fireplace. Radiator.

### STUDY / NURSERY

1.8m x 1.5m (5'11" x 4'11")

Casement window. Cupboard housing electric fuses.

### BEDROOM TWO

3.9m x 3.6m (12'10" x 11'10")

Casement window. Fitted wardrobe one housing Vaillant gas fired central heating boiler. Original basket fireplace. Radiator.

### BEDROOM THREE / DRESSING ROOM

4.8m x 3.0m (max) (15'9" x 9'10")

Casement window. Fitted wardrobe with shelving. Radiator.

### EN-SUITE SHOWER ROOM

1.8m x 1.1m (5'11" x 3'7")

White suite comprising fully tiled walk-in shower cubicle with dual rainhead shower, wash basin and low flush WC. Extractor fan. Recessed spotlights. Velux roof light. Chrome heated ladder towel rail.

### BATHROOM & WC

3.9m x 1.4m (12'10" x 4'7")

White suite comprising bath with tiled surround and Mira shower overhead wash basin and low flush WC. Extractor fan. Recessed spotlights. Loft hatch. Two casement windows. Chrome heated ladder towel rail.



## OUTSIDE

The property enjoys a vehicular right of way from Queen Street, and wrought iron double gates open onto a block paved parking area, giving access to the two garages. From here a gate leads around to the garden, which lies on the eastern side of the building, and as such enjoys sensational sea views and a handgate opens onto a path which leads down to the beach.

### GARAGE ONE

7.1m x 3.0m (23'4" x 9'10")

Plus 2.1m x 1.4m (6'11" x 4'7")

Remote operated roller shutter door. Electric light and power. Two casement windows. Utility area with washing machine and tumble drier points.

### GARAGE TWO

7.0m x 3.0m (23'0" x 9'10")

Remote operated roller shutter door. Electric light and power. Casement window.

## GENERAL INFORMATION

Services: Mains water, electricity and gas.  
Gas central heating to each apartment.  
Connection to the mains sewer.

Council Tax: Each apartment is in Band: D (North Yorkshire Council, Scarborough).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO14 9HG.

EPC Ratings: Ground Floor: D56. First Floor: D60.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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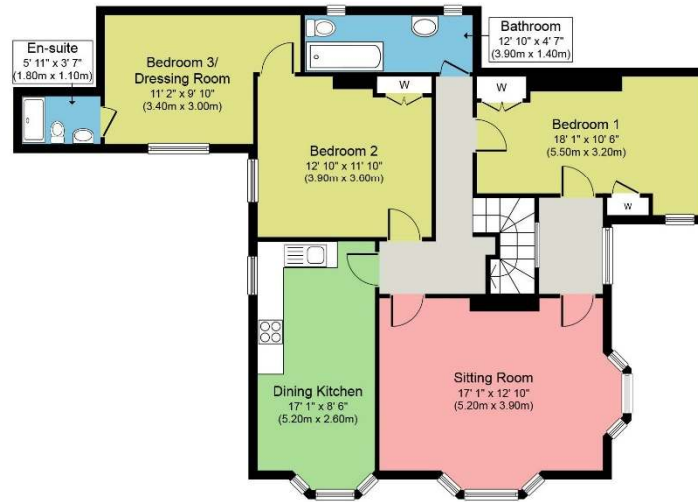
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**Ground Floor**  
 Approximate Floor Area  
 1,723 sq.ft.  
 (160.1 sq. m.)



**First Floor**  
 Approximate Floor Area  
 1,083 sq.ft.  
 (100.6 sq. m.)



