



**APARTMENT 4, ACKWORTH HOUSE
THE BEACH, FILEY, NORTH YORKSHIRE**

Cundalls



APARTMENT 4, ACKWORTH HOUSE THE BEACH FILEY, NORTH YORKSHIRE

Scarborough 7 miles, Malton 23 miles, Whitby 27 miles, York 40 miles
Distances Approximate

A STUNNING FIRST FLOOR APARTMENT OFFERING EXCEPTIONALLY SPACIOUS THREE-BEDROOM ACCOMMODATION WITHIN ONE OF FILEY'S MOST ICONIC BEACH-FRONT BUILDINGS, TOGETHER WITH AN EXTENSIVE BALCONY TERRACE, ENJOYING UNRIVALLED VIEWS OF THE BAY.

PRIVATE ENTRANCE HALL – SITTING ROOM – DINING KITCHEN – TWO DOUBLE BEDROOMS WITH SHARED JACK & JILL SHOWER ROOM
THIRD DOUBLE BEDROOM – EN-SUITE SHOWER ROOM – FURTHER HOUSE BATHROOM

BEAUTIFULLY APPOINTED THROUGHOUT – GAS CENTRAL HEATING – DOUBLE-GLAZING

SUPERB, 100FT BALCONY TERRACE TO THE FRONT – FURTHER BALCONY TO THE REAR – TWO ALLOCATED PARKING SPACES
SECURE BASEMENT STORAGE – IMMACULATE COMMUNAL SPACES

**GUIDE PRICE £895,000
SHARE OF FREEHOLD**

Ackworth House is one of Filey's most iconic buildings and occupies a sensational position along The Beach, looking straight out to sea. The property was converted to the highest possible standard around four years ago to provide eight premier apartments in what is surely one of the town's best addresses. Apartment 4 occupies the prime position, being on the first floor, enjoying uninterrupted views of the bay and with a substantial terrace. The property has been significantly improved since purchase, with upgraded fixtures and fittings used throughout, resulting in a spacious home of impeccable quality and style.

The accommodation comprises communal entrance hall with staircase and lift to the upper floors, private entrance hall, sitting room, open-plan dining kitchen, double bedroom with en-suite shower room, two further double bedrooms with a shared 'Jack and Jill' en-suite shower room, and then a further house bathroom.

Externally, vehicle access is via a set of electric gates, leading around to the rear of the building, where two well-placed parking spaces are reserved for the apartment. The large, panoramic balcony terrace is the ultimate spot for taking in the magnificent sweep of the bay, whilst at the same time being surprisingly private. Within the basement of the building, the apartment benefits from its own secure storage space.

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 a Doctor's surgery.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With staircase and lift to the upper floors. Stairs down to the basement storage.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Control access panel with both video and audio feed to the main entrance on the ground floor. Ceiling cornice. Half panelled walls. Recessed spotlights. Fitted cloaks cupboard housing the consumer unit. Fitted linen cupboard with shelving. Radiator concealed behind a fretted cover.

DINING KITCHEN

7.9m x 4.3m (25'11" x 14'1")

With extensive range of stylish kitchen cabinets with quartz work surfaces and incorporating a 1.5 bowl sink unit, and comprehensive range of quality appliances including double oven, induction hob with inset extractor, dishwasher, fridge freezer, washing machine and tumble dryer. Large island unit with matching work surface and breakfast bar style seating to three sides. Glass fronted display cabinets. Sash window to the front and French doors opening out onto the balcony terrace. Ceiling cornice. Recessed spotlights. Karndean flooring. Vertical radiator.



SITTING ROOM

5.7m x 4.3m (18'8" x 14'1")

An elegantly proportioned room with high ceilings and French doors opening onto the front balcony. Cast iron gas fired stove set on a slate hearth and with an inset oak mantel. Ceiling cornice. Television and satellite points. Two radiators, concealed behind fretted covers.



BEDROOM ONE

4.1m x 3.8m (13'5" x 12'6")

Two sash windows to the front. Ceiling cornice. Television and satellite points. Heritage radiator.

'JACK & JILL' EN-SUITE SHOWER ROOM

3.0m x 1.8m (9'10" x 5'11")

Matching white suite comprising double width walk-in shower cubicle with dual rain head shower, wash basin in vanity unit, and low flush WC. Fully tiled walls. Karndean flooring. Recessed spotlights. Extractor fan. Sash window to the side. Vertical ladder radiator.

BEDROOM TWO

4.2m x 3.6m (13'9" x 11'10")

Sash window to the rear. Ceiling cornice. Television and satellite points. Heritage radiator.

BEDROOM THREE

3.8m x 3.3m (12'6" x 10'10")

French doors opening out to a rear facing balcony. Ceiling cornice. Fitted boiler cupboard housing Ideal Logic gas fired central heating boiler and high pressurised hot water cylinder. Television and satellite points. Radiator concealed behind a fretted cover.

EN-SUITE SHOWER ROOM

2.9m x 0.9m (9'6" x 2'11")

Matching white suite comprising walk-in shower cubicle with dual rain head shower overhead, wash basin in vanity unit, and low flush WC. Fully tiled walls. Karndean flooring. Recessed spotlights. Extractor fan. Bathroom mirror. Vertical ladder radiator.

HOUSE BATHROOM

3.8m x 1.5m (min) (12'6" x 4'11")

White suite comprising bath with rain head shower overhead, wash basin in vanity unit, and low flush WC. Fully tiled walls. Karndean flooring. Recessed spotlights. Extractor fan. Vertical ladder radiator.

OUTSIDE

A superb balcony terrace stretches across the entire frontage of the apartment, providing a large and surprisingly private space from which to enjoy the spectacular views of the bay. To the rear of the apartment there is a smaller balcony, accessed from Bedroom Three.

A driveway extends along the southern end of the building, with electric gates opening to the rear car park, where two spaces are reserved exclusively for the apartment.

GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage. Gas central heating.
Tenure: We understand that the property is held on a 999-year lease, dated March 2020, and will be sold with a share of the building's Freehold.

Service Charge: £225 per calendar month, to include items such as cleaning and maintenance of communal areas, window cleaning, external decoration, lift maintenance, buildings insurance, and includes a sink fund.

Post Code: YO14 9LA.

EPC Rating: Current: . Potential: .

Viewing: Strictly by appointment through the Agent's offices in Malton or Pickering.



SHARE OF FREEHOLD

It is worth noting that the property will be sold with a share of the Freehold. The main advantage of this is that it gives homeowners control of the building, having a direct say in how it is maintained and managed.



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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