



South Crescent Road, Filey, North Yorkshire, YO14 9JL

£275,000

Enjoying the look and feel of a London mews house, and being centrally located, very close to the sea front: This charming, detached, converted coach house with large integral garage/workshop offers 2 double bedrooms and 2 bathroom. Juliet balcony & small sunny forecourt/seating area.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this charming and superbly appointed detached converted coach house. With the appealing look and feel of a London mews house, this versatile property makes a great home or second home – with potential for holiday let income if desired. Ideally located for sea front walks and views, as well as the many central amenities. Features include: panelled doors, spacious rooms, PVCu double glazing, gas central heating, stylish fixtures, attractive decoration, plentiful natural daylight and versatile accommodation. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, character, presentation, versatility and value.

PROPERTY SUMMARY

The accommodation includes an entrance lobby, hallway, utility/coat room, ground floor double bedroom with en-suite, integral large garage, breakfast kitchen, large lounge, first floor double bedroom and house bathroom. Externally there is a small block paved forecourt in front of the garage, ideal for seating and plant pots. The first floor lounge enjoys a Juliet balcony.

LOCATION

Situated in the heart of Filey, set just back from the sea front. Filey is a thriving and popular town on Yorkshire's beautiful East Coast. The area is popular with residents and tourists, and offers a wide variety of amenities, including shops, supermarkets, schools, pubs, bars, restaurants, cafes and leisure facilities. There is a long, sandy beach stretching from Filey Brig headland down to Bempton Cliffs, ideal for walking and dog owners. There are also excellent transport links, with a railway station and main road access connecting to York, Bridlington and Scarborough.

DIRECTIONS

Sat Nav location: YO14 9JL.

GROUND FLOOR

Side entrance door into a spacious lobby. Inner door to a further hallway, with stairs to the first floor and useful utility and coat room.

Bedroom Two 14' 6" x 11' 11" (4.42m x 3.63m)

Spacious double bedroom with two side windows and door to:

En-Suite 9' 6" x 5' 11" (2.89m x 1.80m)

Generously sized and fitted with a stylish shower suite.



FIRST FLOOR

Central landing with side window.

Breakfast Kitchen 14' 7" x 11' 11" (4.44m x 3.63m)

max. L shaped.

Fitted kitchen units with ample space for seating and/or dining. Windows to both sides.

Lounge 14' 7" x 13' 2" (4.44m x 4.01m)

A very pleasant main reception room, with windows to the front and side, as well as a Juliet balcony to the front.

Bedroom One 14' 11" x 11' 6" (4.54m x 3.50m)

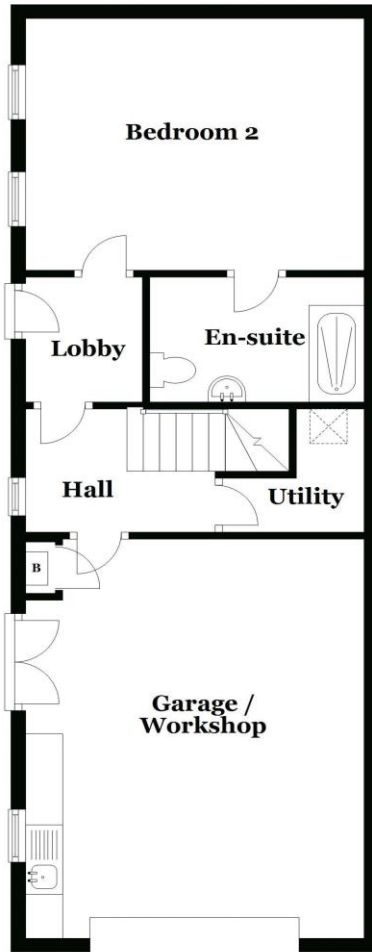
Spacious double bedroom with two side windows.

Bathroom 8' 0" x 6' 4" (2.44m x 1.93m)

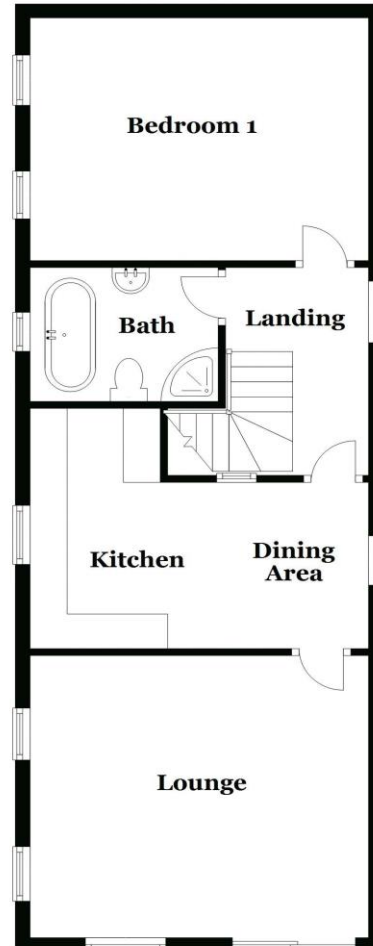
Stylish main bathroom with free standing bath suite and corner shower cubicle.

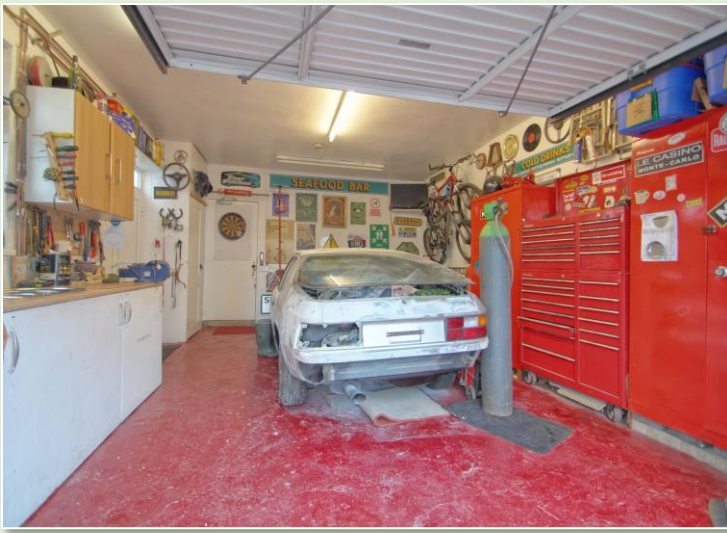


Ground Floor



First Floor





GARAGE / WORKSHOP 18' 10" x 15' 0" (5.74m x 4.57m)

A most useful and well-proportioned space, with ample room for a car, as well as workshop/utility space. Side window and additional side double doors.

OUTSIDE

There is a block paved forecourt area in front of the garage. This is currently used as a seating area with railings, but can easily be opened, if regular vehicle access is required for the garage.

AGENT'S NOTES

The property benefits from a right of way to the side and rear over neighbouring property, for access and maintenance.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

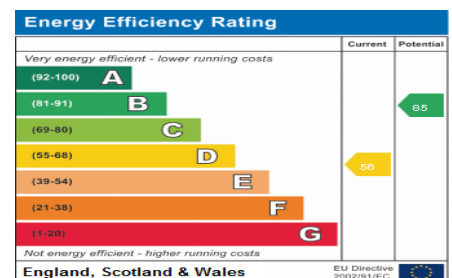
Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.
Council Tax Band: B.

These details were prepared / amended on: 15/12/2023



AGENT'S STANDARD DISCLAIMER

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