

**Mount View, Muston, Filey, North Yorkshire, YO14 0EL**

**£285,000**

Characterful village terrace. Elevated position. Attractive views. Versatile 3 bed layout. Superb potential to adapt to own lifestyle and décor tastes. Garage and a variety of decks & seating terraces.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this individual and characterful 3 bed end or terrace. Occupying an elevated position, with attractive rural views, in this desirable and convenient village. Features include: a log burner, oil fired central heating, PVCu double glazing, plentiful natural daylight, attractive views, versatile layout options and excellent potential to update/adapt to personal tastes. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, lifestyle, potential, layout, character and views.

## PROPERTY SUMMARY

The accommodation includes 3 reception rooms, kitchen, downstairs WC, 2 first floor bedrooms, bathroom and loft study / bedroom. Externally there is a detached single garage, a small rear yard area, and an array of decked terraces and seating areas to the front and side – enjoying a sunny aspect and elevated outlook.

## LOCATION

Muston is a popular and desirable village, providing a rural setting whilst being conveniently situated for access into Filey, Hunmanby, Scarborough, other nearby villages and the surrounding North Yorkshire countryside and East Coast. Filey, Hunmanby, Bridlington and Scarborough are a short distance away and offer an excellent further choice of shops, restaurants, amenities, beaches, coastal walks and other tourist attractions. Popular with residents and tourists this area of North Yorkshire is an ideal base for those keen to explore the beautiful surrounding countryside and stunning coastline. Nearby towns and transport links are also easily accessible, making this area a popular choice with commuters.

## DIRECTIONS

Sat Nav location: YO14 0EL.

## GROUND FLOOR

External steps lead up to a side French Door entrance. There is also the original front entrance doorway, but this is currently only accessible via the front terraces (options to revert/reconfigure if required).

**Sitting Room** 11' 11" x 9' 9" (3.63m x 2.97m)

Front bay window with door to the front sun terraces. Glazed double doors into:

**Lounge** 15' 1" x 13' 10" (4.59m x 4.21m) max inc bay.

A spacious and bright main reception space with feature fireplace, log burner and front bay window. PVCu front door onto the sun terraces. Glazed double doors into:

**Dining Room** 12' 4" x 11' 5" (3.76m x 3.48m) narrowing to 9'7".

Ample sized dining area (though could easily be swapped around with the sitting room if preferred) leading to:

**Kitchen** 11' 7" x 9' 2" (3.53m x 2.79m)

Good sized fitted kitchen with rear window. Leading to:



**Rear Lobby & WC** 7' 4" x 4' 3" (2.23m x 1.29m) plus lobby.

Rear door to the small yard area. Door to a good-sized toilet/cloakroom.

### FIRST FLOOR

Bright central landing with front and side windows. Further stairs to the loft room.

**Bedroom One** 11' 9" x 9' 7" (3.58m x 2.92m)

Double bedroom with front bay window and side French doors to a balcony.

**Bedroom Two** 11' 4" x 9' 8" (3.45m x 2.94m)

narrowing to 5'10".

Large single/small double with front window.

**Bathroom** 12' 2" x 6' 5" (3.71m x 1.95m) max.

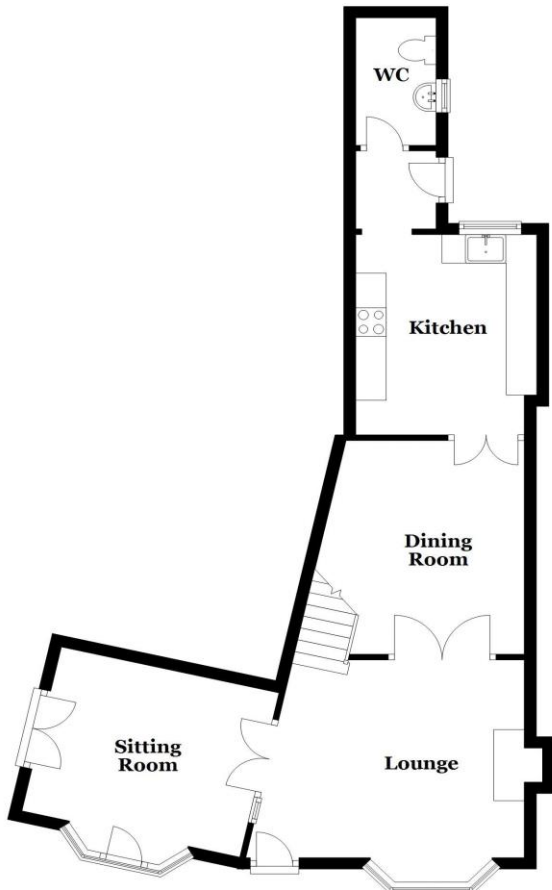
Spacious fitted bathroom with separate large shower cubicle. Rear window.

**LOFT ROOM** 11' 2" x 9' 3" (3.40m x 2.82m) max floor area. Some restricted headroom from slopes.

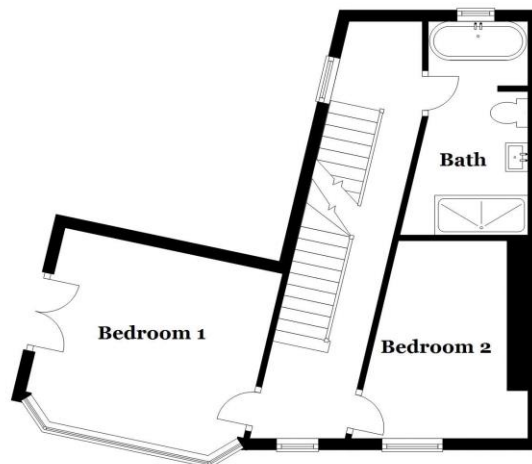
A blank canvas versatile room, ideal as a single bedroom, office or play room. Front and rear roof windows.



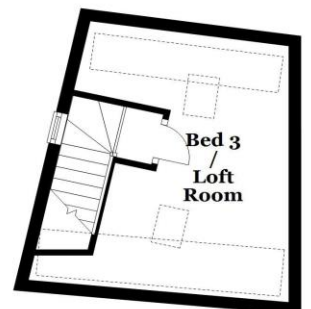
Ground Floor



First Floor



Second Floor







## OUTSIDE

Gated access from the front, with steps leading up to the ground floor entrance. There are a variety of split level, sunny, decked terraces and seating areas. These areas are ideal for relaxing, entertaining and growing a variety of potted plants and fruit trees. External power point. Plenty of scope to configure and redesign to personal requirements. A detached single garage to the side with up and over door. To the rear is a small enclosed yard, housing the heating oil tank.

## PROPERTY TO SELL?

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## 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: 04/03/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	40	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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