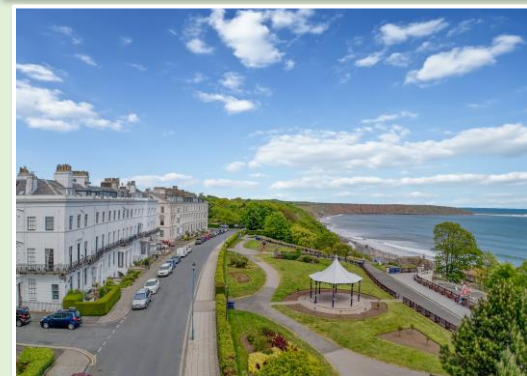




The Crescent, Filey, North Yorkshire, YO14 9HZ

£290,000

A rare opportunity – spacious (900sqft) and stylish ground floor, 2 double bedroom, freehold apartment with sea view, gated driveway, courtyard garden, car-port and workshop. Excellent value main home or second home.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superb lifestyle home, which offers the rare combination of stylish apartment living, on the sea front with sea views, and also boasting a private courtyard garden and gated driveway. Ideally located in a prestigious and desirable spot on The Crescent, just 1-2 minutes walk to shops and cafes. Features include: high ceilings, window shutters, window seats, stylish fixtures, gas central heating, tasteful décor, plenty of storage. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, layout, presentation, sea view, parking, outside space, lifestyle and value.

PROPERTY SUMMARY

The accommodation includes a large lounge/dining room, stylish kitchen, two double bedrooms, bathroom, hallway and several storage cupboards. Externally, this apartment offers owners a private courtyard garden area (subject to rights of way for other adjoining owners), covered area and a useful workshop/garage.

LOCATION

Situated in the heart of Filey, overlooking 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 9HZ.

GROUND FLOOR

A welcoming and characterful communal front lobby and hallway leads to the private inner front door. There is a spacious central hallway with useful storage and coat cupboards.

Lounge 17' 8" x 15' 5" (5.38m x 4.70m)

A large and versatile room with high ceilings, impressive ceiling rose, window shutters, window seats and feature fireplace with alcove cupboards. Enough space for seating and dining.

Kitchen 10' 3" x 7' 9" (3.12m x 2.36m)

A modern and stylish kitchen with integrated appliances. Side window and door to the rear courtyard.



Bedroom One 13' 8" x 11' 8" (4.16m x 3.55m)
Large double bedroom with rear window and built in wardrobes, cupboards and drawers.

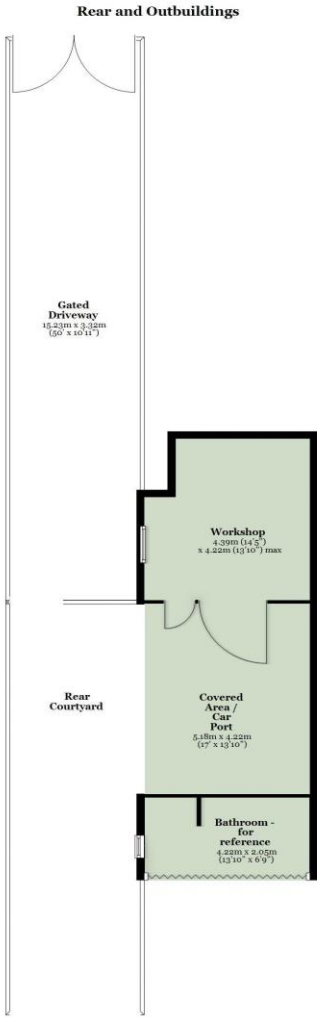
Bedroom Two 12' 2" x 7' 10" (3.71m x 2.39m)
Double bedroom with side window.

Bathroom 11' 11" x 7' 0" (3.63m x 2.13m)
Stylish fitted bath suite with large, separate shower cubicle. A useful utility cupboard for a stacked / tower washer and dryer. Additional cupboard housing the Worcester combi boiler.

OUTSIDE
This freehold flat boasts extensive outside space, including a 50' long gated driveway, a low maintenance courtyard and covered car port area. There is a generously sized workshop, which could also be used for garaging of a small car or bikes. External power to the car port and workshop.

COVERED CAR PORT AREA 17' 0" x 13' 2" (5.18m x 4.01m)

WORKSHOP 14' 5" x 13' 10" (4.39m x 4.21m) max L shaped.





AGENT'S NOTES

This is an established freehold flat, in a building of 4 flats in total. There is a prescribed and documented covenant for the percentage % responsibility for any shared maintenance costs. A shared buildings insurance policy is in place. Holiday letting is allowed. Pets are allowed. Due to requirements for fire escapes, rear access and bins, there are existing rights of way over the rear area for adjoining flats. As a freehold flat, there are no ground rents or management company costs to pay. We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

PROPERTY TO SELL?

We sell successfully for clients throughout the UK.

We are specialists in handling Period, Individual and Rural properties. 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: TBC.

These details were prepared / amended on: 04/09/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
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.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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