



01947 601301



VALE VIEW, FYLINGTHORPE

4 BED COTTAGE



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PROPERTY FEATURES

- Period Home located close to the Coast
- 1,250 sq ft of Accommodation over 3 Floors
- Lounge & Dining Room both with High Ceilings
- Breakfast Kitchen with Original Range & Separate Utility Room
- 4 Bedrooms & 2 Bathrooms including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Currently a Holiday Let and is being sold Fully Furnished
- Well Served Village with Primary School, Shop & Pub

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **4**
Bathrooms: **2**
Reception Rooms: **2**
Tenure: **FREEHOLD**

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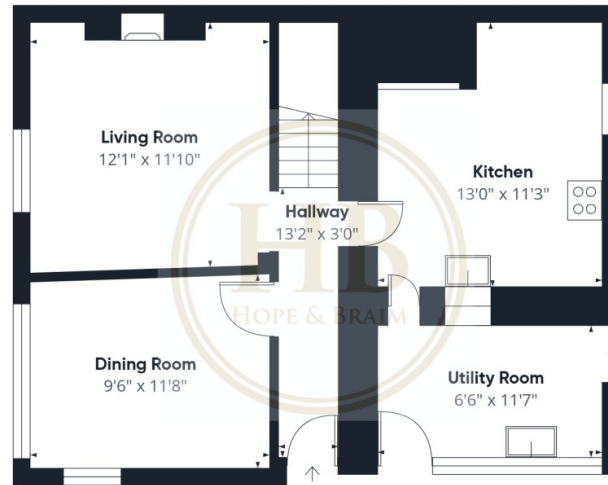
VALE VIEW, FYLINGTHORPE- 4 bed Cottage -£325,000



Hope & Braim are delighted to present this characterful period home occupying a pleasant position in the well-served village of Fylingthorpe, within easy reach of the North Yorkshire coast. Arranged over three floors and extending to approximately 1,250 square feet, the property offers generous and versatile accommodation throughout. The ground floor features a lounge and separate dining room, both benefitting from the high ceilings, characteristic of a home of this period, lending each room a sense of space and proportion that is immediately apparent on arrival. The breakfast kitchen is a particular point of interest, retaining an original range that adds both character and practicality to the heart of the home. A separate utility room provides additional convenience and keeps everyday household functions neatly contained. To the upper floors, four bedrooms are served by two bathrooms, one of which is an en-suite, offering comfortable arrangements for family occupation or holiday guests alike. Gas central heating and double glazing are fitted throughout, ensuring the property is warm and well-presented across all seasons. The property is currently operated as a holiday let and is being sold fully furnished, representing a straightforward opportunity for a purchaser wishing to continue its use in that capacity or to acquire a well-appointed home without the need for further outlay. Fylingthorpe itself is a well-regarded village community, benefitting from a primary school, local shop and pub, with the coastal village of Robin Hood's Bay and the town of Whitby both within a short drive.



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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1258 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		78
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

