



1 Royal Oak Bungalows Filey

YO14 9QF

OFFERS IN REGION OF

£275,000

2 Bedroom Detached Bungalow



Side Elevation



2



2



1



Off Road
Parking



Ground Source Heat Pump

1 Royal Oak Bungalows, Filey, YO14 9QF

Having been fully renovated to an exceptional standard by the current owner, this outstanding A-rated bungalow combines contemporary living with impressive eco credentials.

Beautifully presented throughout, the property offers a welcoming lounge, a stylish kitchen/dining room, utility room, two well-proportioned bedrooms and a modern shower room. Designed for comfortable and economical living, the property benefits from underfloor heating powered by a ground source heat pump, together with solar panels. Externally, there is off-road parking to the front, a generous south-facing garden to the side and a private courtyard to the rear, all combining to create a truly move-in-ready home.

Please note that the original section of the property is of steel-frame construction and comprises the entrance hall, lounge, both bedrooms and the shower room. The porch, kitchen/dining room and utility room have since been rebuilt and are of modern standard construction.

The current owner has undertaken an extensive programme of improvements, including a complete rewire and full replumbing with modern systems throughout, resulting in a

home that is both stylish and highly efficient.

Royal Oak Bungalows occupies a pleasant position on the southern edge of Filey, offering a peaceful setting whilst remaining conveniently close to a range of local amenities. The development is within easy reach of a popular family pub and restaurant, leisure facilities, a golf course and scenic coastal walks, with excellent access to the nearby beach. Its location also provides convenient links to the A165, making it ideal for travelling along the Yorkshire coast.

Filey is a charming and traditional seaside town, renowned for its award-winning sandy beach, picturesque promenade and welcoming atmosphere. The town offers an excellent selection of independent shops, cafés, restaurants and supermarkets, together with a railway station and regular bus services. Surrounded by beautiful countryside and dramatic coastline, Filey is a popular destination for both permanent residents and holidaymakers, offering an enviable coastal lifestyle with easy access to the larger coastal towns of Scarborough and Bridlington.



Lounge



Kitchen/Dining Area



Kitchen



Dining Area

Accommodation

ENTRANCE PORCH

6' 10" x 5' 9" (2.10m x 1.77m)

Entrance to the property is via a glazed entrance door opening into the porch, featuring mosaic-effect vinyl flooring which continues through the entrance hall, shower room and kitchen/dining room. The porch provides space for a useful seating area and space for coats and shoes. A door leads to the plant room, which houses the ground source heat pump equipment, hot water cylinder, solar panel battery storage and the manifold for the underfloor heating system. A uPVC door then leads into the main entrance hall.

ENTRANCE HALL

15' 8" x 3' 8" (4.78m x 1.13m)

A bright entrance hall providing access to all principal rooms. Featuring a loft hatch, a window to the side elevation allowing for natural light, and mosaic-effect vinyl flooring continuing from the porch.

LOUNGE

13' 10" x 12' 2" (4.24m x 3.71m)

The lounge features a south-facing bay with French doors overlooking and providing direct access to the garden, allowing an abundance of natural light to flood the space. Finished with vinyl flooring.

KITCHEN/DINING AREA

21' 7" x 11' 1" (6.59m x 3.40m)

A spacious and well-appointed kitchen/dining area, fitted with an attractive range of navy-blue shaker-style wall, base and drawer units complemented by contrasting work surfaces. A stainless-steel double sink and drainer with mixer tap is positioned beneath a window to the front elevation, while a further window to the rear and a glazed uPVC door provide additional natural light and direct access to the courtyard patio. Integrated Bosch appliances include an electric oven, matching four-ring electric hob and extractor hood, with further space provided for a freestanding fridge/freezer.

The kitchen opens seamlessly into the generous dining area, offering ample space for a family dining table, making it ideal for both everyday living and entertaining. A door leads through to the utility room.

UTILITY ROOM

21' 9" x 7' 0" (6.63m x 2.14m)

A versatile room currently utilised by the owner as a home gym, offering excellent flexibility to suit a variety of needs. It could equally serve as a utility room, a further bedroom, hobby room or home office, subject to individual requirements. Fitted with a work surface incorporating plumbing for a washing



Utility



Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

machine beneath, the room also benefits from a window to the front elevation and a glazed uPVC door providing access to the rear.

BEDROOM 1

11' 8" x 10' 9" (3.56m x 3.29m)

A well-proportioned double bedroom enjoying pleasant views over the garden, with French doors to the side elevation providing direct access outside. Finished with vinyl flooring.

BEDROOM 2

12' 3" x 7' 6" (3.74m x 2.29m)

The second bedroom features a window to the rear elevation and vinyl flooring. The room further benefits from a walk-in wardrobe with double doors, providing excellent hanging and storage space.

SHOWER ROOM

7' 6" x 7' 6" (2.31m x 2.30m)

Fitted with a contemporary three-piece suite offering a walk-in shower enclosure with wet wall panelling and thermostatic shower, vanity unit incorporating a countertop wash hand basin and WC. The room also benefits from an additional storage unit, heated towel radiator, extractor fan and a window to the side elevation, providing natural light and ventilation.

CENTRAL HEATING

A ground source heat pump is an energy-efficient, environmentally friendly heating system that uses natural heat stored in the ground to provide heating and hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

To the front of the property is a spacious gravelled driveway providing ample off-road parking for several vehicles.

OUTSIDE

Occupying a desirable south-facing position to the side of the property, the generous garden is predominantly laid to lawn and bordered by a variety of mature shrubs and established trees, creating a private and enclosed outdoor space ideal for relaxation and entertaining.

To the rear, a paved courtyard patio provides the perfect setting for outdoor dining or garden furniture, making it an ideal spot to enjoy the warmer months. The courtyard also benefits from gated rear access.



Shower Room



Plant Room



Rear



Rear Of The Property

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Government's 'Feed in tariff'

Further information may be available upon request.

Electric, Water and Drainage are available.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED A

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 98 sq m (1,055 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



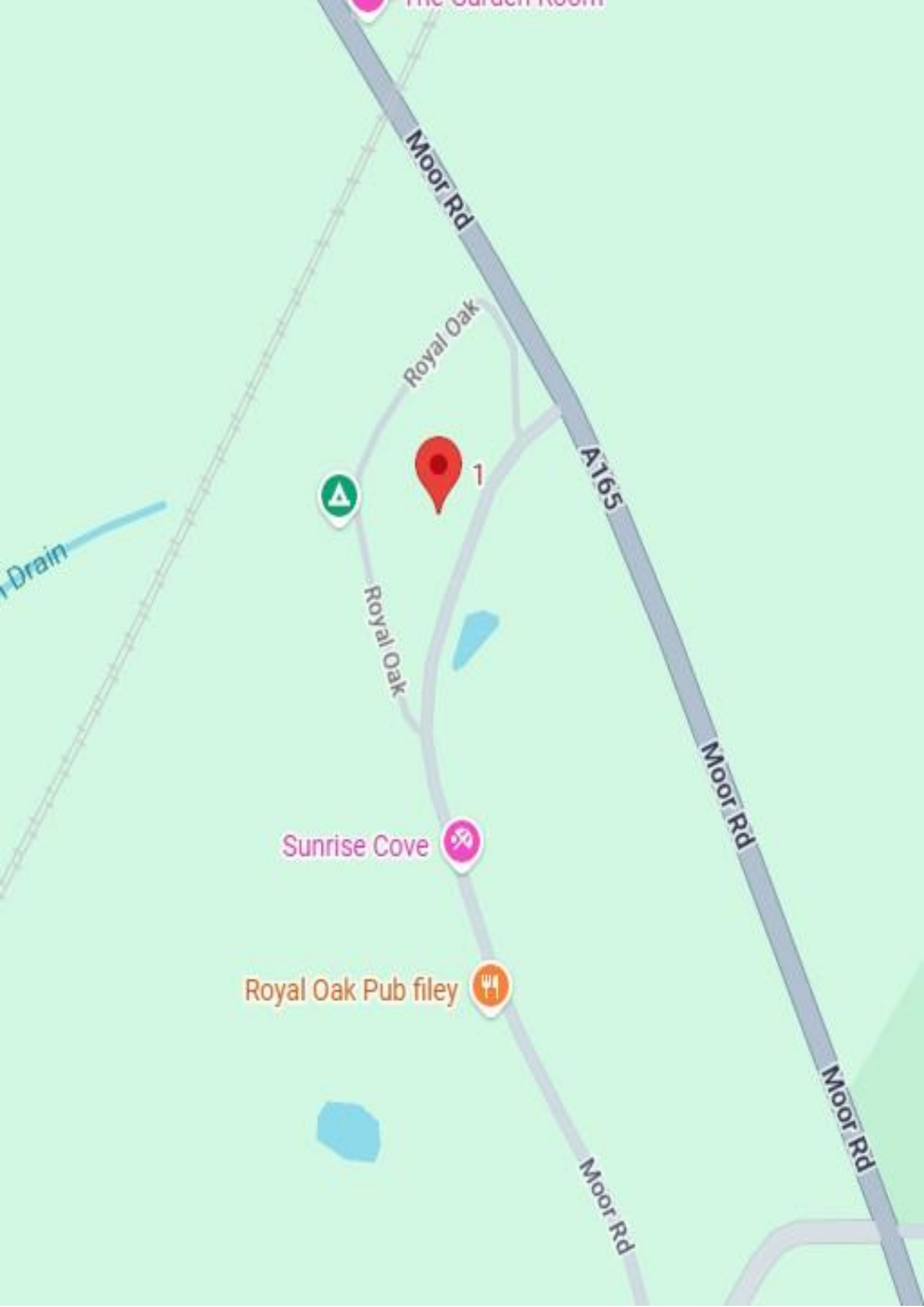
Ulllyotts
Estate Agents

Approximate total area⁽¹⁾
94.6 m²
1018 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



Moor Rd

Royal Oak

A165

Moor Rd

Moor Rd

Moor Rd

Drain

Sunrise Cove

Royal Oak Pub filey

1

▪ Est. 1891 ▪
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