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47 Filey Road, Grinstead
Offers in Region of **£235,000**



47 Filey Road, Gristhorpe

- Beautifully presented and extended, Three bedroom Semi detached family home
- Standout Kitchen Diner and linked Breakfast room with French doors out to the garden
- Generous living area
- Downstairs shower room and utility room
- Gas heated and double glazed
- Skylights and ample natural light throughout
- Modern bathrooms with walk-in shower and heated towel rail
- Immaculate presentation throughout.
- Garage and Off-road parking
- Sought after village location

We are delighted to present this beautifully extended and immaculately presented three-bedroom semi-detached family home, offering a harmonious blend of stylish modern living and practical design.



Step inside to discover a generous living area filled with natural light, that creates a bright and inviting atmosphere throughout the property. The heart of the home is undoubtedly the standout kitchen diner, which boasts a contemporary centre island, and a seamless connection to the linked breakfast room. French doors lead effortlessly from this space, enhancing the sense of openness and providing a perfect flow for entertaining or relaxed family meals.



The property also benefits from a convenient downstairs shower room and a separate utility room, adding to the home's functionality and appeal for busy households. Each of the three well-proportioned bedrooms is finished to a high standard, offering comfortable accommodation for family members or guests. With gas central heating and double glazing, the home promises year-round comfort and energy efficiency.

The property's immaculate presentation is evident in every detail, from the tasteful decor to the quality fittings, ensuring a move-in-ready experience for discerning buyers. Additional advantages include a garage, with a private driveway in front, as well as additional communal parking available on the access road, providing ease and security for vehicles.

Situated in a sought-after location with easy access to local amenities and reputable schools, this exceptional home is perfectly suited to growing families or those seeking extra space in a peaceful, well-connected setting. Positioned in the village of Gristhorpe which is close to Filey, Cayton Bay, Scarborough and Bridlington making it an ideal central location.

Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.



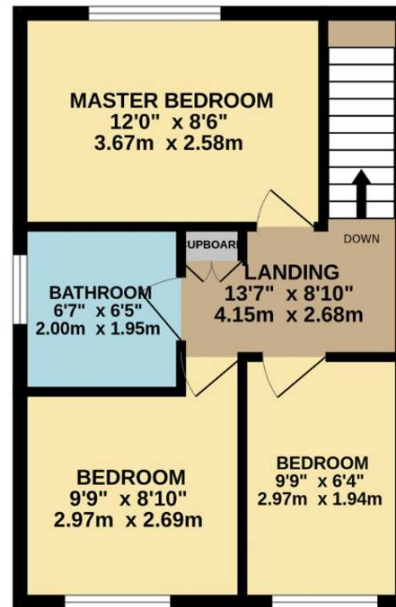
Council Tax band: B

Tenure: Freehold

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



Kitchen / diner

15' 2" x 9' 4" (4.63m x 2.85m)

Breakfast Room

16' 5" x 7' 11" (5.00m x 2.42m)

Utility Room

8' 10" x 5' 8" (2.68m x 1.72m)

Shower room

7' 4" x 5' 8" (2.23m x 1.72m)

Landing

13' 7" x 8' 10" (4.15m x 2.68m)

Master Bedroom

12' 0" x 8' 6" (3.67m x 2.58m)

Bedroom

9' 9" x 8' 10" (2.97m x 2.69m)

Bedroom

9' 9" x 6' 4" (2.97m x 1.94m)

Bathroom

6' 7" x 6' 5" (2.00m x 1.95m)

Please note: If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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