



17 Primrose Valley Road, Primrose Valley, Filey, YO14 9QX

Price Guide £485,000



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Welcome to Primrose Valley Road, this semi-detached house, built in 1923. The property changed hands in the 1970's, with the grounds being developed into the bungalows of Highlands Close and the House being divided into two independent dwellings with this property been the larger of the two.

With four spacious bedrooms and three well-appointed bathrooms, this property provides ample room for comfortable living. The two inviting reception rooms are ideal for entertaining guests or enjoying quiet evenings with family.

One of the standout features of this home is its eco-friendly ground source heat pump which was fitted in 2021. The current owner replaced the oil fired central heating boiler with a ground source, bore hole type, Heat Pump System. 4 bore holes, each of 80m were drilled, then a Heat Pump, along with a new hot water tank, radiators and TRV's were fitted. The heat pump operates at a power factor of just above 4 to 1.

The house sits on a private road between Filey Golf Course and Primrose Valley Holiday Park, the road is maintained by the Holiday Park at no expense to the vendors.

The park is patrolled by the site security team and the current vendors have never had issues, of any type with the Holiday Park. From April till October the number 13 bus passes by and the Holiday Park closes for 3 months a year, during the winter.

For those who appreciate nature, the surrounding area is teeming with wildlife, making it a perfect spot for nature lovers. The stunning five-mile-long sandy beach is just a five-minute walk away, offering endless opportunities for seaside strolls and family outings. Additionally, the popular Filey and Hunmanby Gap are only a short 15-minute walk, providing further leisure options.

This property truly must be viewed to appreciate its charm and the idyllic lifestyle it offers. Whether you are looking for a permanent residence or a holiday home, this house on Primrose Valley Road is a rare find that combines comfort, nature, and proximity to the coast.

Entrance:

Composite door into inner porch, upvc double glazed window. Upvc double glazed door into inner hall, upvc double glazed window and two central heating radiators.

Lounge:

17'5" x 17'4" (5.32m x 5.30m)

A spacious front facing room, period feature wall panelling, open fire with tiled surround, upvc double glazed bay window, upvc double glazed window and two cast iron radiators.

Dining room:

15'0" x 11'0" (4.59m x 3.36m)

A front facing room, bay window, built in bookcase and central heating radiator.

Kitchen:

20'2" x 8'7" (6.16m x 2.62m)

Fitted with a range of base and wall units, sink unit, electric double oven and hob with extractor over. Part wall tiled, three upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

Utility:

7'3" x 6'10" (2.23m x 2.09m)

Plumbing for washing machine, hot water store, courtesy door into the garage and upvc double glazed door onto the rear.

Shower room:

6'0" x 2'9" (1.85m x 0.84m)

Comprises shower cubicle with plumbed in shower and part wall tiled

Wc:

5'6" x 2'11" (1.70m x 0.91m)

Wc, wash hand basin, full wall tiled and upvc double glazed window.

First floor:

Central heating radiator.

Bedroom:

17'10" x 13'8" (5.44m x 4.18m)

A spacious front facing double room, upvc double glazed bay window, two upvc double glazed windows and central heating radiator.

En-suite:

8'5" x 3'8" (2.59m x 1.12m)

Comprises a modern suite, shower cubicle with plumbed in shower, wash hand basin with vanity unit, built in storage cupboard, part wall tiled and chrome ladder radiator.

Bedroom:

14'0" x 12'11" (4.28m x 3.96m)

A front facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

12'4" x 9'10" (3.76m x 3.01m)

A rear facing double room, wash hand basin with vanity unit, two upvc double glazed windows and central heating radiator.

Bathroom:

9'1" x 6'11" (2.77m x 2.11m)

Comprises a modern suite, corner bath with plumbed in shower over, wash hand basin, part wall tiled, built in storage cupboard, upvc double glazed window and central heating radiator.

Wc:

5'0" x 3'0" (1.54m x 0.92m)

Wc, part wall tiled and upvc double glazed window.

Second floor:

Upvc double glazed window and central heating radiator.

Bedroom:

15'1" x 8'6" (4.61m x 2.61m)

A front facing double room, access to the eaves, upvc double glazed window and central heating radiator.

Bathroom:

10'0" x 5'5" (3.06m x 1.67m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Access to the eaves, extractor, velux window and central heating radiator.

Exterior:

To the front of the property are two gated access points leading to the spacious gravel driveway, providing ample off-road parking and access to the garage, together with additional vehicle access to the car port. The property enjoys an impressive and private south-facing front garden, beautifully enclosed by mature hedging. The immaculately maintained lawn is complemented by well-stocked borders featuring a variety of established shrubs and bushes, along with raised flower and vegetable beds ideal for keen gardeners. A greenhouse further enhances the outdoor space, while gated side access leads conveniently to the rear garden.

Garden:

To the rear of the property is a beautifully maintained private garden, fully enclosed by fencing to create a peaceful and secluded outdoor space. A generous block-paved patio provides the perfect seating and entertaining area, overlooking a well-kept lawn bordered by an attractive variety of mature shrubs and bushes. The garden also features a charming pond and a useful brick-built storage building. In addition, there are four 1,000-litre irrigation tanks, cleverly designed to harvest rainwater from the flat roof — an excellent eco-friendly feature for keen gardeners.

Garage:

18'4" x 9'9" (5.61m x 2.98m)

Notes:

The ground floor is triple brick thickness, the first floor is double brick thickness and the floor joists are supported on the inner brick and it is a very solid construction. The ceilings above the first floor bedrooms are insulated and the shower room off the loft suite has been completely renovated with Kingspan insulation to the walls and ceiling. The loft bedroom itself is the original construction. The house was re carpeted and decorated 5 years ago.

The felt flat roof of the 70's garage extension, was redone in 2025. The flat roofs of the loft dormer, the living, dining and bedroom bays are GRP covered.

The wiring was replaced by the previous owners and there is a modern circuit breaker type consumer unit.

In 2021, using the access hatch to the space below the ground floor, the current vendors thoroughly treated the floor boards and joists for woodworm, some of which did exist at the time.

Council tax band is band E and costs £260 pcm. Internet is full fibre, 210 Mbs and costs £29 pcm with Quickline. For the benefit of the next owner, the house comes with an RHI, index linked grant payment of £1520 every 3 months, the last payment being in Jan 2029.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



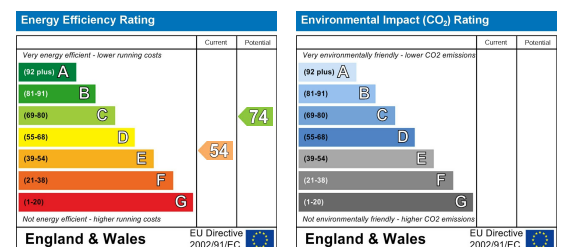
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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