



01947 601301

5 KINGSTON GARTH, FYLINGTHORPE

2 BED SEMI-DETACHED
BUNGALOW



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Semi-Detached Bungalow with a Garage & Garden
- Spacious Lounge with a Log Burner & Picture Window
- Kitchen/Diner with Fitted Cabinets & Integrated Appliances
- 2 Double Bedrooms & 1 Modern Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Large Loft Space with Dormer Window
- Lawned Garden to the Front & Terrace to the Rear
- Quite Cul-de-Sac close to Village Amenities

Type: SEMI-DETACHED BUNGALOW

Availability: FOR SALE

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

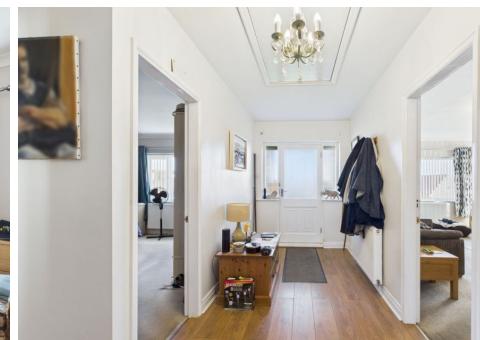
Parking: DRIVEWAY, GARAGE

Outside Space: GARDEN

Tenure: FREEHOLD

01947 601301

www.hopeandbraimestateagents.co.uk



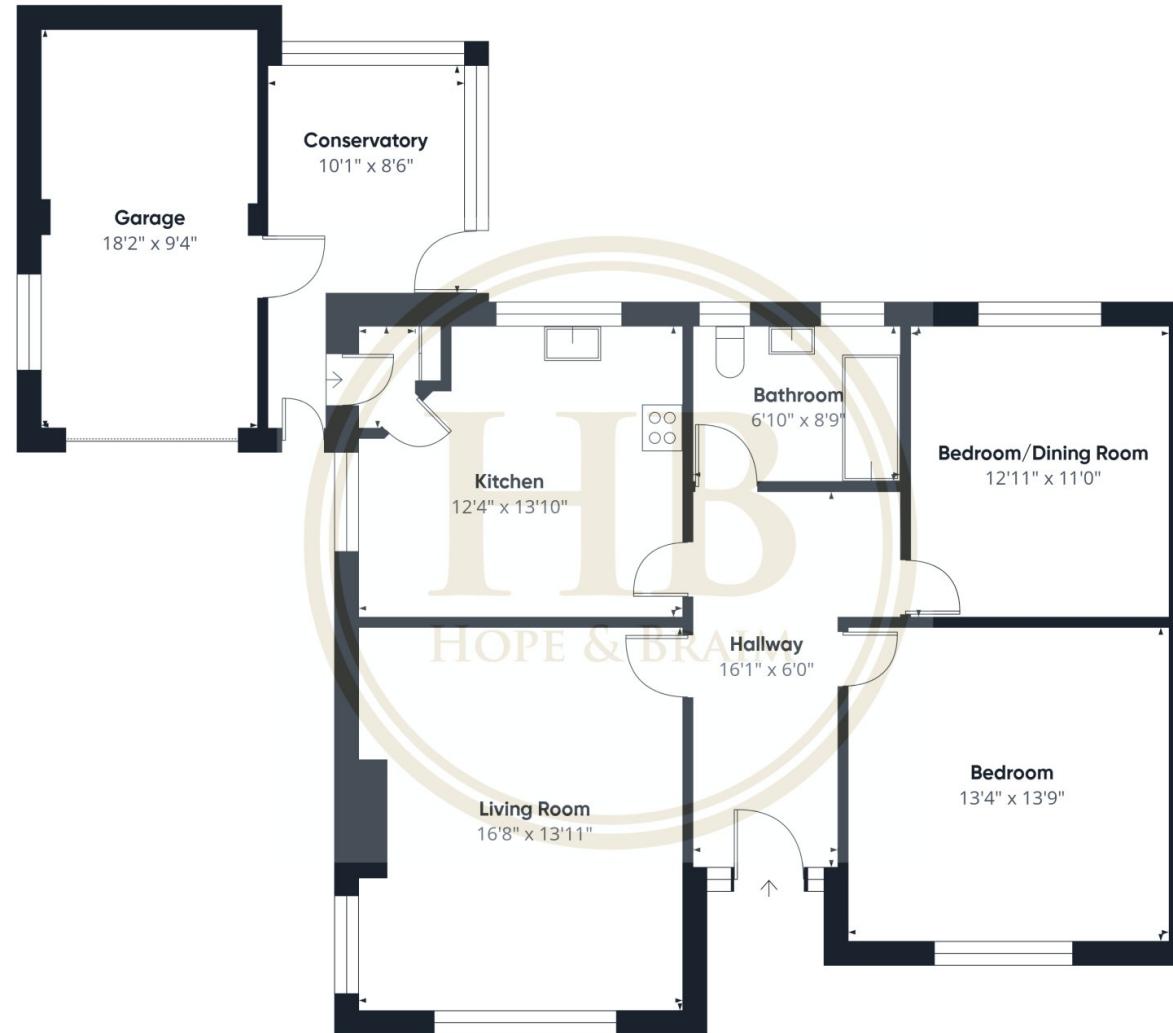
5 KINGSTON GARTH, FYLINGTHORPE- 2 bed Semi-Detached Bungalow -£260,000



This appealing semi-detached bungalow occupies a peaceful cul-de-sac position in the sought-after village of Fylingthorpe, offering comfortable single storey living within easy reach of the dramatic North Yorkshire coastline and the picturesque haven of Robin Hood's Bay. The accommodation is thoughtfully arranged to maximise both space and natural light. A spacious lounge forms the heart of the home, where a characterful log burner creates a welcoming focal point and a generous picture window floods the room with daylight whilst framing pleasant views beyond. The kitchen/diner presents a practical layout with fitted cabinets and integrated appliances, providing an ideal space for everyday family meals and informal entertaining. Two well-proportioned double bedrooms offer comfortable sleeping accommodation, served by a modern bathroom finished to a good standard. Throughout, the benefits of gas central heating and double-glazing ensure year-round comfort and efficiency. There is the large loft space, enhanced by a dormer window, which presents excellent potential for conversion subject to the necessary consents, offering scope to extend the accommodation to suit growing family requirements or create additional versatile living space. Externally, the property benefits from a lawned garden to the front and a pleasant terrace to the rear, perfect for enjoying the coastal air and alfresco dining during warmer months. A garage provides valuable storage and parking facilities. Fylingthorpe itself enjoys an enviable position within the North York Moors National Park, with the charming fishing village of Robin Hood's Bay less than a mile distant. The village offers everyday amenities whilst the stunning coastal path, dramatic clifftop walks and golden sands of this magnificent stretch of Heritage Coast lie moments away, promising an exceptional coastal lifestyle.



5 KINGSTON GARTH, FYLINGTHORPE- 2 bed Semi-Detached Bungalow -£260,000



Approximate total area⁽¹⁾
1180 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

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. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. 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.

