



**Southcliffe Drive, Filey**

YO14 9QZ

**Guide Price £625,000**



# Southcliffe Drive, Filey



## DESCRIPTION

Upon entering, you are welcomed by a spacious and light-filled hallway, enhanced by a grand staircase and a striking floor-to-ceiling window that floods the space with natural light, creating an immediate sense of openness and style. The heart of the home is the expansive open-plan living and dining area, featuring large windows that overlook the beautifully maintained gardens, providing a perfect setting for both relaxing and entertaining.

The ground floor offers a well-appointed kitchen with a breakfast bar, fitted with integrated appliances including an eye-level oven, microwave and hob. A separate sitting room with its own kitchenette and plumbing for a washing machine provides excellent flexibility, ideal for multi-generational living or guest accommodation. In addition, there is a double bedroom and a fourth bedroom/study alongside a shower room.

To the first floor, the property continues to impress with two generously sized bedrooms and a family bathroom. A standout feature of this home is the large terrace, offering a wonderful outdoor space to enjoy the surrounding sea views and coastal air.

Externally, the property truly sets itself apart, boasting extensive wrap-around gardens complete with a greenhouse and summerhouse, creating a fantastic outdoor lifestyle space. The grounds also feature charming archways, horseshoe driveway with gated access for added privacy, and a detached garage, providing both practicality and character.

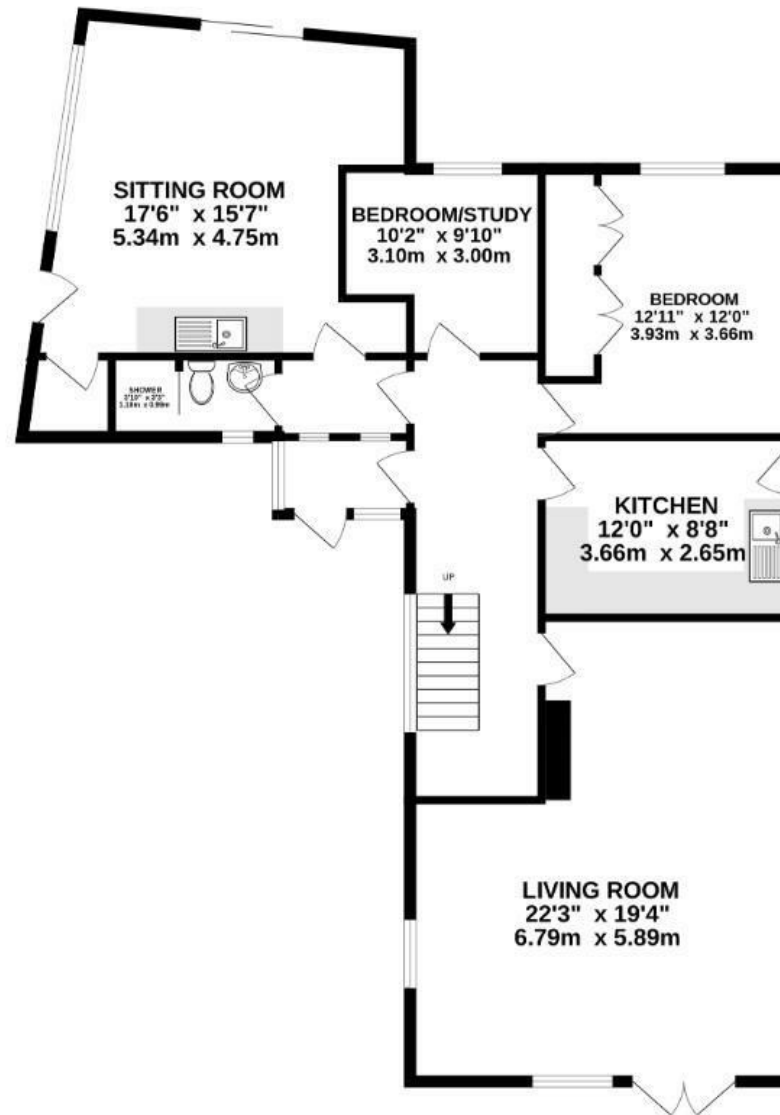
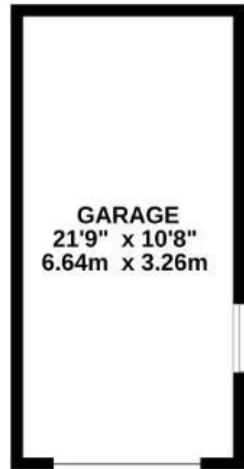
The property also benefits from LPG central heating.

Located in the ever-popular Primrose Valley area, this home is well placed for access to Filey's stunning coastline, local amenities and transport links, making it an exceptional opportunity for those looking to secure a distinctive home in a prime location.

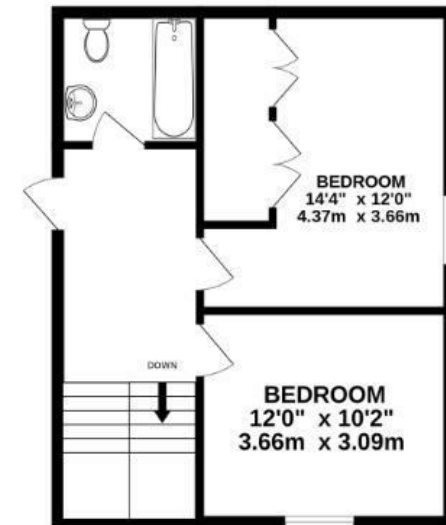
This is a rare opportunity not to be missed. Contact Hunters today to arrange a viewing.



GROUND FLOOR  
1391 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1852 sq.ft. (172.1 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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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>57</b>
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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