



Church Cliff Farm

Filey, YO14 9ET

Offers In The Region Of £325,000



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This well-presented, three-bedroom cottage is situated within a private gated community located in the popular coastal town of Filey. You are conveniently positioned a short distance from all the amenities this great town has to offer, including schools, the doctors surgery and shops, this is not one to be missed! Offered to the market with no onward chain, the spacious accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and shower room to the ground floor with three bedrooms and family bathroom to the first floor. The property benefits use of the communal gardens and landscaped areas, along with a private rear garden. With visitor parking and a garage with power and lighting, viewing is a must to appreciate all this property has to offer!

- Three Bedrooms
- Cottage
- Traditional Features
- Gated Community
- Communal Gardens
- Garage
- EPC - D
- Council Tax Band - E



Entrance Hall

7'6" x 15'3" (2.29 x 4.64)

Front door, storage cupboard, radiator, stairlift and power points.

Ground Floor Shower Room

4'3" x 7'1" (1.29 x 2.16)

Radiator, low flush wc, wall hung corner wash hand basin, shower cubicle, partly tiled walls and extractor fan.

Lounge

10'10" x 19'0" (3.3 x 5.79)

Double glazed windows to the front and rear aspects, glazed double doors giving access to the dining room, two radiators, electric feature fireplace, power points, TV point and telephone point.

Dining Room

9'7" x 11'0" (2.91 x 3.36)

Wooden patio doors opening onto the enclosed rear garden, radiator, and power points.

Kitchen

5'10" x 11'1" (1.78 x 3.37)

Wooden stable patio doors to the rear, range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit, tiled splash back, plumbed for washing machine and dishwasher, built in electric oven, electric hob, extractor hood and power points. Space for fridge freezer.

First Floor Landing

Double glazed window to the front aspect, radiator, exposed beams, airing cupboard and power points.

Bedroom

10'10" x 19'3" (3.29 x 5.86)

Double glazed window to the front and rear aspect, exposed beams, fitted wardrobes, radiator, telephone point and power points.

Bedroom Two

9'7" x 11'1" (2.92 x 3.39)

Double glazed window to the rear aspect, fitted wardrobes, exposed beams, radiator and power points.

Bedroom Three

7'10" x 6'8" (2.4 x 2.03)

Double glazed velux window to the rear aspect, exposed beams, radiator, telephone point and power points.

Bathroom

7'0" x 9'1" (2.14 x 2.76)

Double glazed velux window to the front aspect, radiator, three piece bathroom suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush wc, hand wash basin with vanity unit and partly tiled walls.

Gardens

Low maintenance gardens to the front aspect, enclosed low maintenance rear garden with outside tap and power point.

Garage

Up and over door with power and lighting in a court yard setting.



Road Map



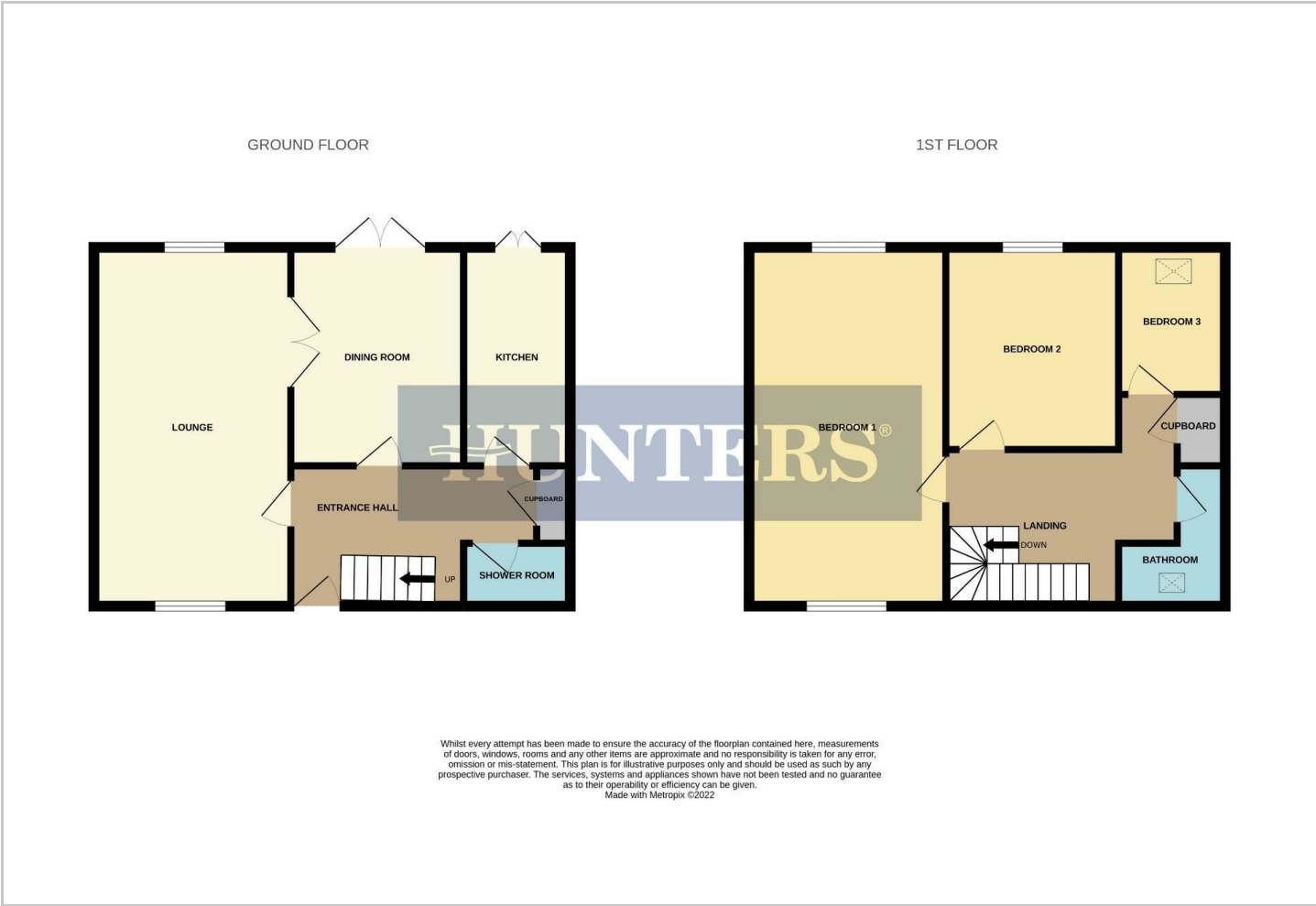
Hybrid Map



Terrain Map



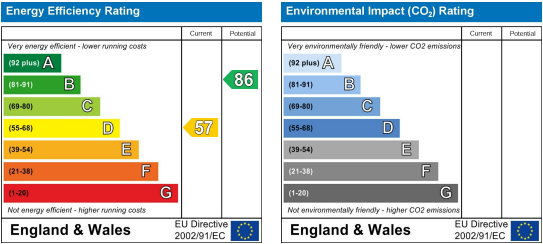
Floor Plan



Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.