



27 Southdene, Filey, YO14 9BB

Asking Price £500,000

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Southdene, Filey

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Internal viewing is vital in order to fully appreciate this IMPOSING FIVE BEDROOM DETACHED RESIDENCE which is well situated a 'STONE'S THROW' away from the AWARD WINNING FILEY BEACH and local amenities. CPH are delighted to offer to the market this DECEPTIVELY SPACIOUS and WELL-PRESENTED property which offers TWO RECEPTION ROOMS, a EN-SUITE and WALK-IN WARDROBE to the MASTER, STUNNING PAVED GARDENS, OFF-STREET PARKING, a DOUBLE GARAGE and a COVERED CAR PORT!

Presented to a great standard, the property will be of interest to a multitude of buyers. The accommodation comprises on the ground floor; entrance vestibule, hallway with stairs to the first floor and under stairs storage, spacious box bay fronted lounge, a breakfast kitchen/diner with a door to the gardens and a further sitting/snug room with patio doors to the gardens. To the first floor of the property lies a landing, a box bay fronted master bedroom with a walk-in wardrobe and an en-suite shower room, three double bedrooms, a further bedroom/study room and a four-piece bathroom suite with a separate shower cubicle. External to the property lies stunning paved courtyard gardens, off-street parking, a double garage and a covered car port.

- IMPOSING FIVE BEDROOM DETACHED RESIDENCE
- PROVIDING SPACIOUS ACCOMMODATION THROUGHOUT
- IN GREAT DECORATIVE ORDER
- EN-SUITE AND WALK-IN WARDROBE TO THE MASTER
- PAVED COURTYARD GARDENS
- DOUBLE GARAGE AND COVERED CAR PORT
- WELL REGARDED LOCATION A STONE'S THROW AWAY FROM FILEY'S AWARD WINNING BEACH

The property occupies an enviable position within close proximity to Filey's award winning beach. Ranked the 18th best beach in Europe (Tripadvisor's Traveller's Choice of 2021) lovely walks can be undergone from your doorstep and along the coastline. Amenities within proximity include eateries, the Crescent gardens, Filey Railway Station, local shops and schools.



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule
5'6" x 3'11"

Entrance Hall
11'5" x 10'2" max

Lounge
19'0" max x 18'0" max

Breakfast Kitchen/Diner
23'11" max x 11'5"

Snug/Sitting Room
13'9" x 11'5"

FIRST FLOOR

Landing
15'8" max x 10'2" max

Master Bedroom
18'0" max x 15'8" max

Walk-in Wardrobe to the Master
13'9" x 6'6" max

En-suite to the Master
8'6" x 2'11"

Bedroom Two
15'8" x 11'5"

Bedroom Three
15'8" max x 11'1" max

Bedroom Four
13'5" max x 11'5" max

Bedroom Five
13'5" x 8'2"

Bathroom
11'9" max x 9'2" max

OTHER:

Covered Car Port
15'8" x 10'9"

Double Garage
16'0" x 15'8"

Details Prepared
TLABPF/110422



A WELL-POSITIONED, IMPOSING FIVE BEDROOM DETACHED HOME WITH PAVED GARDENS AND A DOUBLE GARAGE.









GROUND FLOOR
1287 sq.ft. (119.5 sq.m.) approx.

1ST FLOOR
1271 sq.ft. (118.1 sq.m.) approx.

TOTAL FLOOR AREA : 2558 sq.ft. (237.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132