



60 Muston Road, Filey YO14 0AL
Asking Price £225,000



- THREE BEDROOM SEMI-DETACHED HOME
- MODERN KITCHEN/DINING/FAMILY ROOM
- GARAGE/WORKSHOP/HOME OFFICE
- SUBSTANTIAL REAR GARDENS & AMPLE PARKING
- POPULAR FILEY LOCATION

CPH are delighted to be presenting to the market this CHARACTERFUL, THREE BEDROOM, family home with OPEN PLAN KITCHEN/DINER/FAMILY ROOM, GARAGE/WORKSHOP/HOME OFFICE, AMPLE OFF-STREET PARKING and GENEROUS LAWNED GARDENS.

The property itself briefly comprises on the ground floor; entrance porch and hallway, a generous bay fronted lounge with a log burner and an open plan kitchen/diner/family room complete with log burner and double patio doors providing access to the rear gardens. To the first floor lies a landing, a bay fronted master bedroom, a double bedroom, further single bedroom and a four-piece bathroom suite with separate. Externally, to the front of the property lies a substantial drive which provides off-street parking and access to the garage. To the rear of the property lies a generous lawned garden with fenced boundaries.

Filey is an ideal coastal location for families or anyone looking for a fine stretch of good sand for walks from the rocky peninsula of Filey Brigg in the north down to Bempton, home to an RSPB reserve. The property itself lies within close range of a variety of amenities including a supermarket, eateries, local shops, Train/Bus station and much more.

EARLY INTERNAL VIEWING cannot be recommended highly enough to fully appreciate the space, setting and character on offer. To arrange a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
13'9" x 13'9" max

Kitchen/Dining Room
20'4" x 15'1" max

FIRST FLOOR

Landing

Bedroom 1
14'1" x 11'9" max

Bedroom 2
11'9" x 11'5" max

Bedroom 3
8'2" x 7'2" max

Bathroom
7'10" x 8'2" max

Externally

To the front of the property lies a substantial driveway with parking for multiple vehicles and a small garden. To the side of the property lies a garage/home office/workshop. To the rear of the property lies a substantial private rear garden.

Details Prepared
AB180724



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

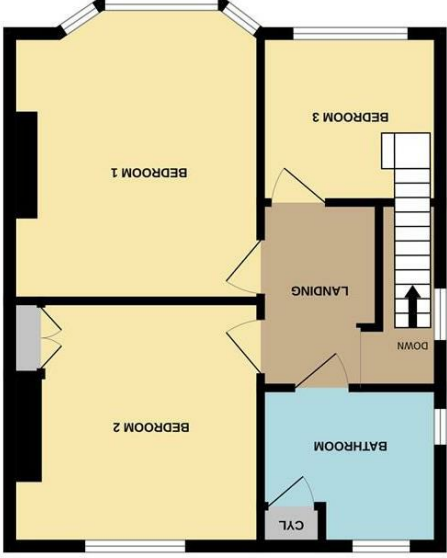
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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GROUND FLOOR



1ST FLOOR

