



92 West Avenue, Filey YO14 9BE

Guide Price £425,000

Prestige
Collection
cphproperty.co.uk

West Avenue, Filey
YO14 9BE

Guide Price £425,000

- Beautifully presented 5 Bedroom Town House with 2 reception Rooms
- Has recently undergone a Full scheme of Modernisation but still retains original features
- Open aspect views over Filey's Glen Gardens
- Low maintenance patio Gardens
- Twin Garages to the rear
- Great opportunity rarely available in Filey
- Viewing Highly Recommended

+++CPH have the pleasure in marketing for sale this beautifully presented town house residence with stunning views over Filey's Glen Gardens, a superb example of a period townhouse, well presented and offering spacious five Double bedroom accommodation with gas central heating via combi boiler and twin garage space located to the rear.+++

Retaining many original period features, including high skirting boards and coving work, the property briefly comprises a formal lounge with separate dining room, modern fitted breakfast kitchen and ground floor shower room.

Wood burning stoves are located in the lounge, breakfast kitchen and first floor bedroom (front) which is currently used as a second elevated lounge.

Well situated for the town centre amenities, the public gardens and beach access via Glen Gardens and St Martins Ravine. 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



A Beautifully Presented family home which is flooded with light, located in the Picturesque Village of Filey.



- Accommodation
- Entrance Porch
- Entrance Hall
23'3" x 6'2" max
- Lounge
14'5" x 14'1"
- Sitting/ Dining
- Dining Kitchen
16'8" x 11'1"
- Shower Room
6'6" x 5'10"
- First Floor Landing
22'3" x 6'2"
- Bedroom/ Lounge
18'0" x 14'1"
- Bedroom
11'5" x 9'10"
- Bedroom
11'9" x 11'1"
- Bathroom
9'10" x 5'2" max
- Second Floor Landing
11'9" x 6'2"
- Bedroom
18'0" x 9'10"
- Bedroom
11'1" x 11'1"
- Outside
The property benefits from a Low maintenance courtyard to the rear with patio area and walled boundaries.
- Double Garage
The property has the added benefit of Double garaging to the rear access via the rear lane.
- Tenure
FREEHOLD
- EPC and Council Tax
E - 54
Council tax - E



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 Bampton, 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.



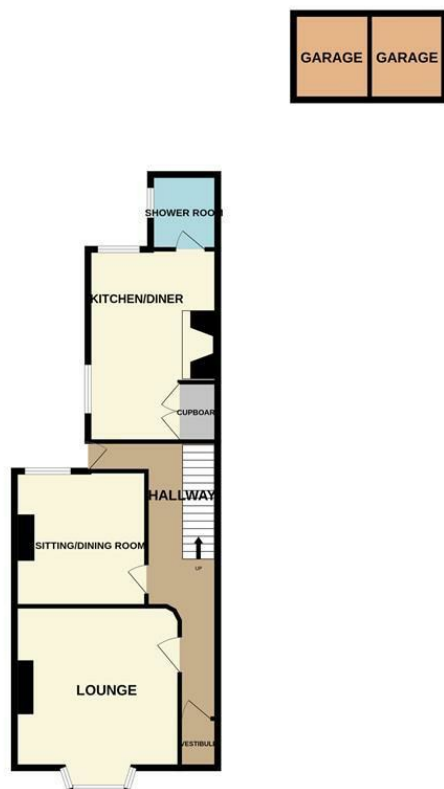




GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.

2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1896 sq.ft. (176.1 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 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	

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