



Dovecot Close  
Grithorpe  
Filey  
North Yorkshire  
YO14 9PY

Offers In Excess Of £285,000

bettermove

# Dovecot Close Filey

Bettermove are proud to present this 3 bedroom detached house in Gristhorpe, Filey., available chain free.

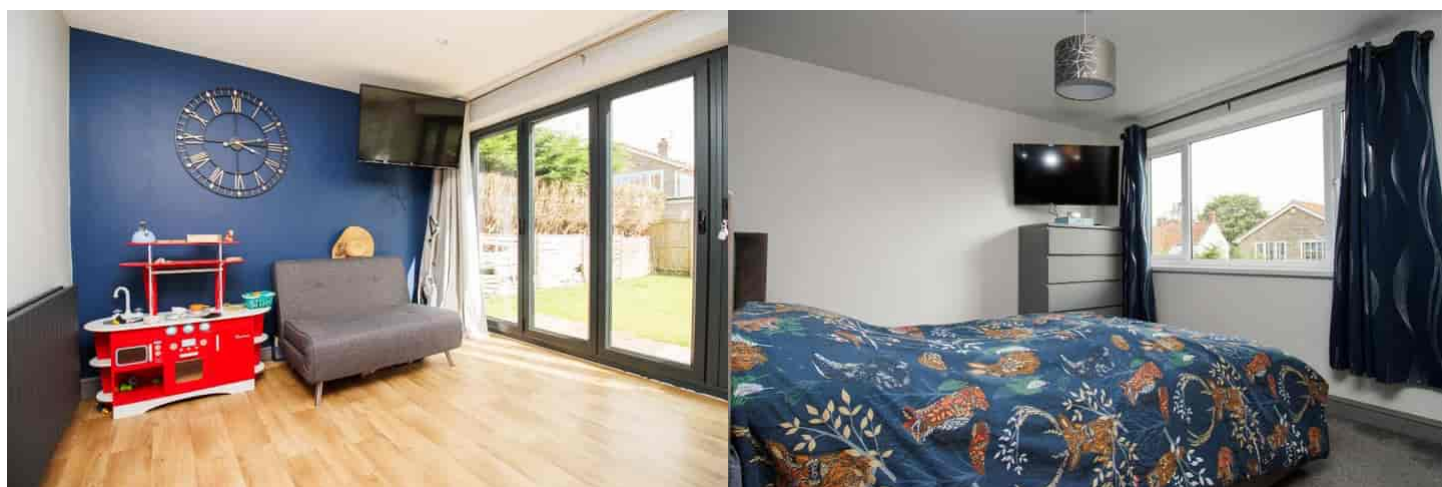
The property benefits from double glazing, oil central heating throughout and has off street parking available via the driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, and fitted kitchen/diner on the ground floor. The first floor consists of 3 bedrooms, with one en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Gristhorpe, Filey, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Seamer and Riley railway stations, as well as local bus routes, and quick access to the A165, leading to Bridlington and Scarborough.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



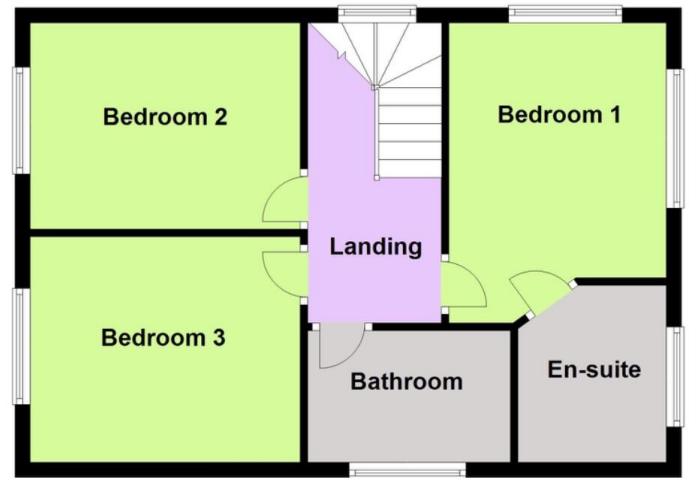
### Ground Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



### First Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



Total area: approx. 97.7 sq. metres (1051.6 sq. feet)

Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.

**5 Dovecot Close, Gristhorpe**

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 49      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |





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