



Cawthorne Crescent, Filey, YO14

£250,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

Well presented and spacious three double bedroom detached bungalow located in a sought after location on the popular Wharfedale estate in the seaside town of Filey. Conveniently located for access to the town centre for shops, amenities, transport links and is within walking distance to the beach.

Key features:

- Three double bedrooms
- Detached bungalow
- Sought after location
- Large lounge and dining room
- Bathroom with three piece white suite
- Conservatory
- Large attached garage with remote controlled door
- Enclosed rear garden with lawn and patio area
- Off street driveway parking
- Close to Filey town centre
- Easy access to local shops and amenities
- Excellent transport links

Extra info:

- **Property Age:** 58 years
- **Council Tax:** Band D (£1896.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Well presented and spacious three double bedroom detached bungalow located in a sought after location on the popular Wharfedale estate in the seaside town of Filey. Conveniently located for access to the town centre for shops, amenities, transport links and is within walking distance to the beach.

The property boasts an entrance porch with fitted storage, a large lounge and dining room, kitchen, three well proportioned bedrooms, bathroom with three piece white suite and conservatory.

Externally, the property sits on a large plot and has an enclosed rear garden with lawn and patio areas, an attached substantial garage with remote controlled access door and off street driveway parking for numerous vehicles to the front along with a lawned garden area.

Benefitting from a modern boiler and electrical wiring, gas central heating and double glazing throughout. The property also benefits from a modern intruder alarm system being fitted.

The accommodation comprises:

Porch

Storage cupboard, double part glazed entrance door with double glazed side panel.

Hall

Radiator, access to loft.

Lounge/Dining Room 5.27m (17'3") x 2.00m (6'7")

Double glazed window to rear, double glazed window to front, coal effect gas fireplace, two radiators, telephone point, TV point, coving to ceiling.

Kitchen 3.83m (12'7") x 2.60m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, freezer and cooker, double glazed window to rear, two storage cupboards, radiator.

Bedroom 3.66m (12') x 3.14m (10'4")

Double glazed window to front, radiator, TV point, coving to ceiling.

Bedroom 3.66m (12') x 3.34m (10'11")

Double glazed window to side, radiator, coving to ceiling.

Bedroom 3.66m (12') x 2.74m (9')

Double glazed window to rear, radiator, coving to ceiling.

Bathroom

Fitted with three piece suite comprising panelled bath with independent shower over and hand shower attachment off mixer tap, pedestal wash hand basin with mixer tap and low-level WC, full height tiling to all walls, obscure double glazed window to rear, radiator.

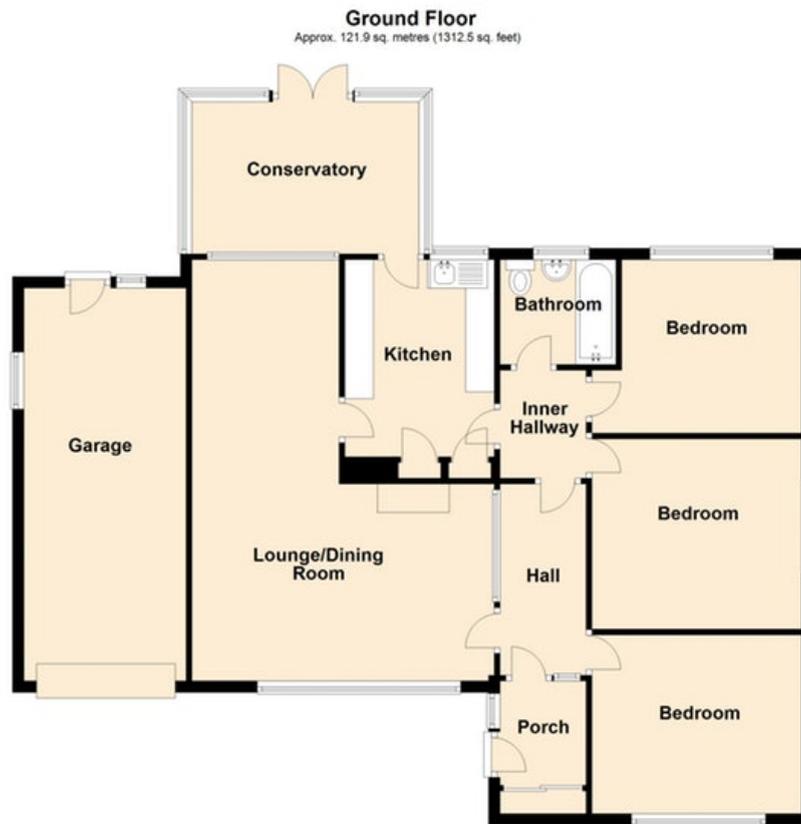
Conservatory 3.96m (13') x 2.67m (8'9")

Double door to garden.

Garage 6.89m (22'7") x 2.83m (9'3")

Double glazed window to side, remote-controlled electric up and over door, door to rear.

Floor plan:



Total area: approx. 121.9 sq. metres (1312.5 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

4, Cawthorne Crescent, FILEY, YO14 0DA

Dwelling type: Detached bungalow	Reference number: 9228-0088-7221-6508-2950
Date of assessment: 12 September 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 September 2018	Total floor area: 93 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,445
Over 3 years you could save	£ 387

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 50px; margin: 0 auto;"> You could save £ 387 over 3 years </div>
Heating	£ 1,938 over 3 years	£ 1,644 over 3 years	
Hot Water	£ 312 over 3 years	£ 219 over 3 years	
Totals	£ 2,445	£ 2,058	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-x-small;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">70</td><td style="text-align: center;">84</td></tr> </table>	Current	Potential	70	84	<p style="font-size: x-x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-x-small;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A													
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Current	Potential												
70	84												

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 294
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 921

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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