



## 264 Filey Road

Wheatcroft, Scarborough, YO11 3AQ

£395,000



Welcome to this 3 Bedroom Detached House located on Filey Road. When briefly described the property has a large lounge/dining room with doors into the garden, a further dining room that could be used as an additional lounge, a kitchen/diner and shower room to the ground floor. Upstairs are 3 bedrooms and a modern bathroom.

Situated near 2 primary schools and Scarborough College, South Cliff Golf Club, Coastal Walks, Cayton Bay and beyond, we believe this home offers convenience and style whether you are looking for a family home or a coastal home in a sought after location.

In our opinion, one of the highlights of this property is the large garden, providing ample space for outdoor activities, gardening enthusiasts, or simply basking in the sunshine on a lazy afternoon. Whether you're hosting a barbecue with friends or enjoying a quiet morning coffee surrounded by nature, this garden offers endless possibilities.

Don't miss out on the opportunity to make this delightful house your new home. **SOLD WITH NO ONWARD CHAIN.** Contact us today to arrange a viewing and take the first step towards your dream lifestyle in Scarborough.



## Entrance Porch

Double UPVC Doors with UPVC windows at each side.  
UPVC Door leading to

## Hallway

## Lounge 22'0" x 15'2" (6.71 x 4.63)

Triple Aspect Room with UPVC windows on each side and Double Doors leading to the garden. Overhead light with ceiling rose, coving and radiators. Gas fire with marble hearth and wood surround with feature built in storage.

## Dining Room 13'1" x 9'3" (3.99 x 2.82)

Overhead light with coving and radiator. Dual Aspect UPVC windows. Gas fire with marble hearth and wood surround with built in shelving. Storage cupboard and shelving.

## Kitchen 21'6" x 10'9" (6.57 x 3.3)

With range of wall, base and drawer units, co-ordinating worktop with peninsular breakfast bar. Stainless steel sink unit and tiled splashback. Space for free standing cooker with stainless steel extractor hood over. Spaces for fridge, freezer and washing machine. Overhead lights, radiator and door giving access to the rear porch and onwards to the garden. Windows overlooking 3 aspects of the garden.

## Shower Room 7'2" x 4'5" (2.19 x 1.36)

Fully tiled with shower enclosure, wc and hand basin.

## Bedroom 1 15'2" x 11'0" (4.63 x 3.36)

Forward facing double bedroom with windows overlooking front and side of the property. Overhead light and radiator.

## Bedroom 2 15'2" x 10'11" (4.63 x 3.35)

Forward facing double bedroom with windows overlooking rear and side of the property. Overhead light and radiator.

## Bedroom 3 9'3" x 7'2" (2.82 x 2.19)

Windows overlooking the side and rear of the property. Overhead light and radiator. Built in cupboard.

## Bathroom 9'3" x 10'10" (2.82 x 3.31)

Fully tiled room with 3 piece bathroom suite. Frosted windows overlooking the side of the property.

## Outside

With driveway leading from the front gates with lawn, mature borders towards patio area. To the side and rear of the property are lawns, borders and hard landscaped paths.

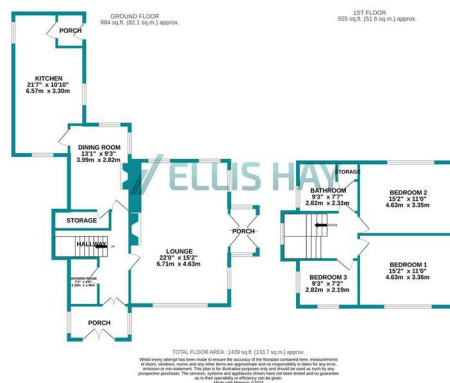
## Area Map



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	

Council Tax Band: E

Tenure: Freehold



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