



# 351 Filey Road

Osgodby, Scarborough, YO11 3JG

Guide Price £449,950



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## Entrance Porch

UPVC double Doors. Outdoor lights

## Hallway

UPVC window to the side of the property. Overhead light, coving and radiator. Fitted storage under the stairs. Property alarm system control panel.

## Lounge/Diner

26'6" x 13'7" (8.1 x 4.16)

UPVC window with views over South Bay. Overhead light and wall lighting. Coving. Gas fire with tiled surround and wood mantle. Radiators in both lounge and dining area. Double Doors to the conservatory.

## Kitchen

17'1" x 12'7" (5.22 x 3.86)

Range of wall, base, drawer and decorative cabinets. 7 burner range cooker with extractor fan over. Integrated fridge freezer and washing machine. Dresser unit with basket drawers, plate rack, wine rack and glass fronted cabinets. Stainless steel sink unit with tiled splash back. UPVC window overlooking the rear of the property and UPVC door giving access to the front. Tiled flooring and inset spotlights.

## Conservatory

12'1" x 8'6" (3.7 x 2.6)

Double UPVC doors giving access to the rear garden.

## WC

5'10" x 3'8" (1.78 x 1.12)

WC and handbasin.

## Study

11'6" x 8'6" (3.52 x 2.60)

Overhead light, radiator and UPVC window overlooking the rear. Personnel door into the garage.

## Landing

Window to the side of the property. Access to boarded loft.

## Bedroom 1

14'7" x 12'0" (4.45 x 3.66)

Rear facing room with UPVC window, overhead light, coving and inset spotlights and radiator.

## En Suite

WC and handbasin, shower enclosure with bar mixer shower. Frosted UPVC rear facing window. Tiled floor and towel rail.

## Bedroom 2

11'6" x 11'3" (3.52 x 3.44)

Rear facing UPVC window, overhead light, coving and radiator.

## Bedroom 3

15'4" x 11'3" (4.68 x 3.44)

UPVC bay fronted window with views towards the South Bay. Additional UPVC window overlooking the side of the property. Overhead lighting, coving and radiators.

## Bedroom 4

8'3" x 8'0" (2.54 x 2.44)

UPVC window overlooking the front of the property and towards the South bay. Overhead light, coving and radiator.

## Bathroom

11'3" x 5'5" (3.44 x 1.66)

Frosted UPVC window overlooking the side of the property. Corner bath, hand basin and WC. Fully tiled, ladder radiator and overhead light.

## Outside

To the front of the property is a large blocked pave driveway with hard landscaped border, mature borders and shrubs. Path to the side of the property. At the rear of the property is a patio with steps leading up to tiered garden which boasts hard landscaped seating areas, lawns, mature borders and greenhouse. There are plenty of vantage points to appreciate the magnificent views over the South Bay and towards Cayton Bay.

## Garage

20'10" x 11'6" (6.36 x 3.52)

Remote control electric door. With power and light.

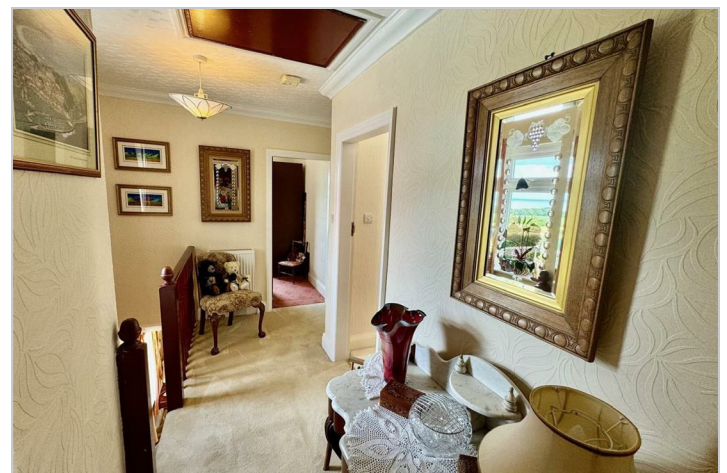
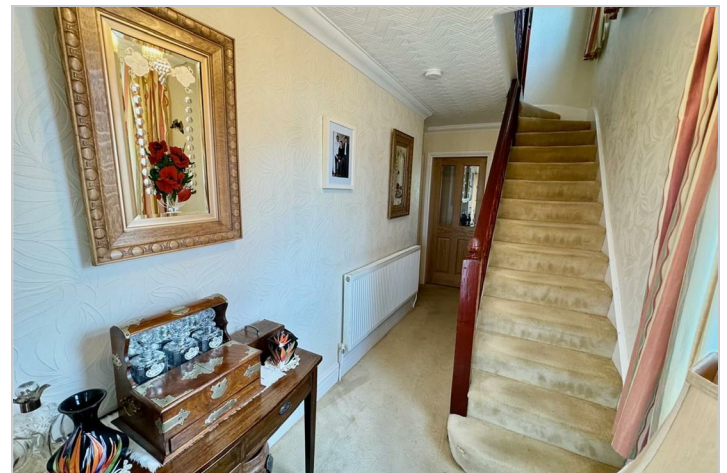
## Directions

What 3 Words

Output. thin.storms

Tel: 01723 350077



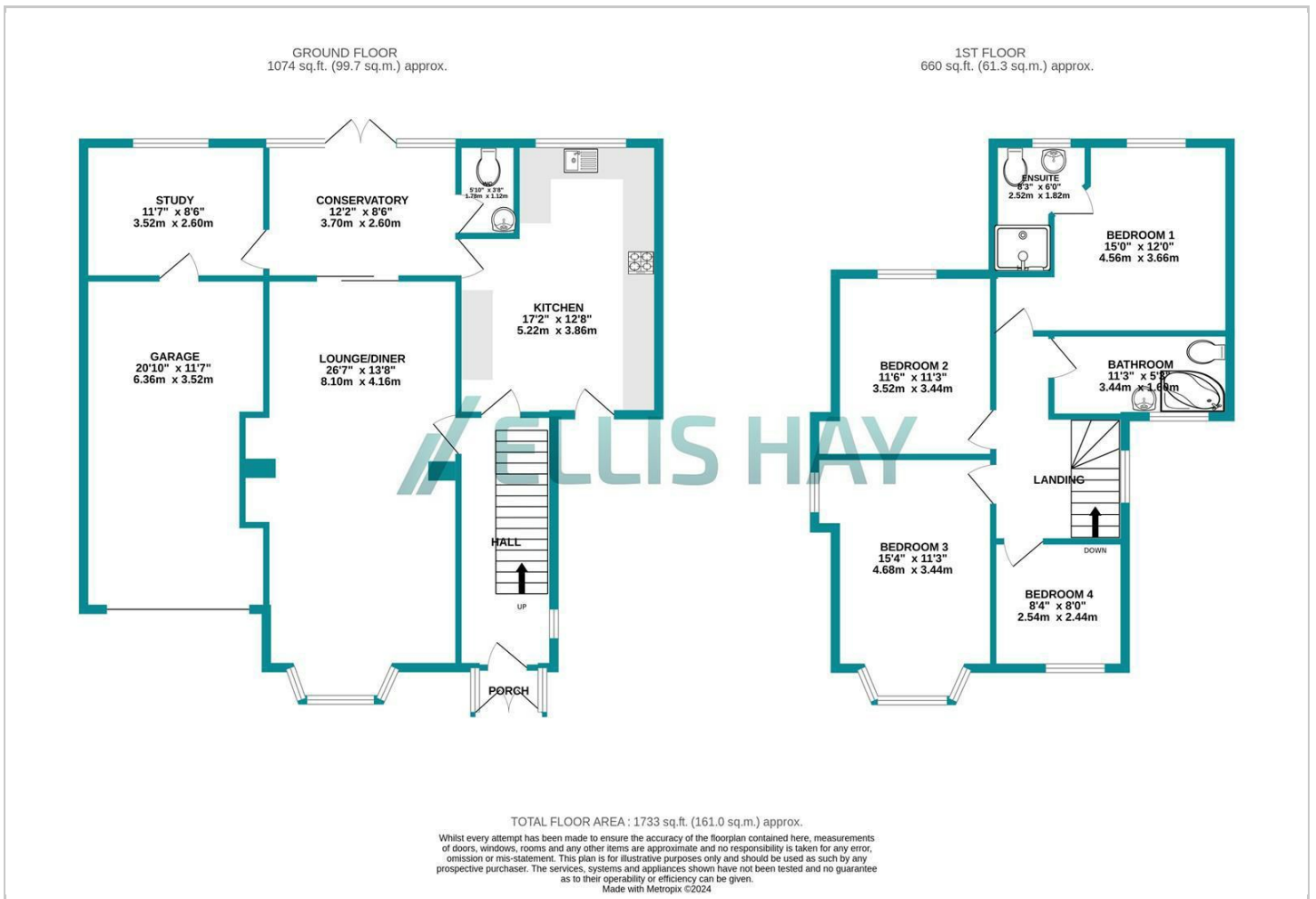




## Hybrid Map



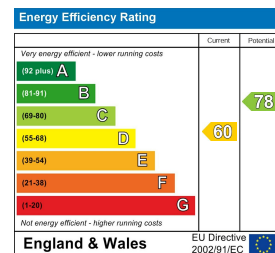
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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