



64 Filey Road

South Bay, Scarborough, YO11 3AY

Offers In The Region Of £315,000



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A substantial 4-bedroom semi detached house with views over South Cliff towards Scarborough Castle. The property benefits from 3 reception rooms, kitchen and basement. Outside there is a forecourt and garden to the rear



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We are delighted to bring to the market this 4 BEDROOM SEMI DETACHED PROPERTY on Filey Road, close to schools, the South Bay and easy transport links to the town centre and Filey. In our opinion, this is a fantastic opportunity for a buyer to put their own stamp on a substantial family property. With 3 LARGE RECEPTION ROOMS AND KITCHEN. The basement has plenty of scope for use as a utility/boot room and a Workshop/Gym/Playroom with shower facilities, and access to the garden. On the first floor there are 3 DOUBLE BEDROOMS, ALL WITH AN EN-SUITE BATHROOM, AND 2 OF THESE BEDROOMS HAVE SEA VIEWS. There is also a study on this floor. On the top floor is a further double bedroom, also with an en-suite. With off road parking and a rear garden. WE HIGHLY RECOMMEND AN EARLY VIEWING OF THIS PROPERTY AS WE BELIEVE IT REPRESENTS A GREAT OPPORTUNITY FOR A BUYER TO CREATE THEIR DREAM HOME. Call our office on 01723 350077 to arrange your viewing.

Entrance Hall

Hallway

Lounge

21'10" x 11'1" (6.68 x 3.39)

Reception Room

12'11" x 11'1" (3.94 x 3.39)

Dining Room

17'8" x 10'5" (5.41 x 3.20)

Kitchen

14'5" x 10'2" (4.4 x 3.10)

Basement

17'8" x 10'2" (5.41 x 3.10)

First Floor

Bedroom 1

17'8" x 10'2" (5.41 x 3.10)

En Suite

7'6" x 5'4" (2.29 x 1.64)

Bathroom

5'4" x 2'11" (1.65 x 0.91)

Bedroom 2

12'11" x 11'1" (3.94 x 3.39)

En suite

7'5" x 4'10" (2.27 x 1.48)

Bedroom 3

20'7" x 3.39 (6.27m x 0.91m.11.89m)

En Suite

5'8" x 5'4" (1.74 x 1.65)

Study

8'2" x 6'7" (2.49 x 2.02)

Second Floor

Bedroom 4

18'3" x 8'9" (5.58 x 2.69)

En Suite

8'11" x 7'10" (2.72 x 2.40)

Outside

Gated access to the front of the property with pathway to front entrance, mature borders and shrubs. Gated access to driveway with turning circle and parking at the side of the property. Rear Garden.

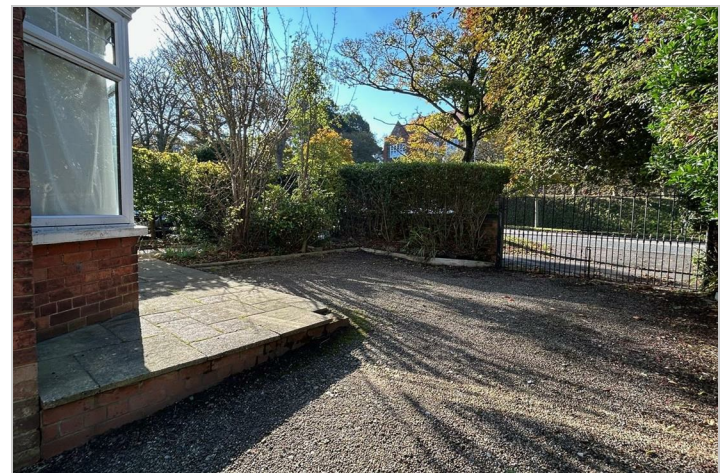
Directions

What 3 Words [///charmingly.twist.scuba](http://charmingly.twist.scuba)

Tenure

The property is Freehold and the Council Tax Band is E

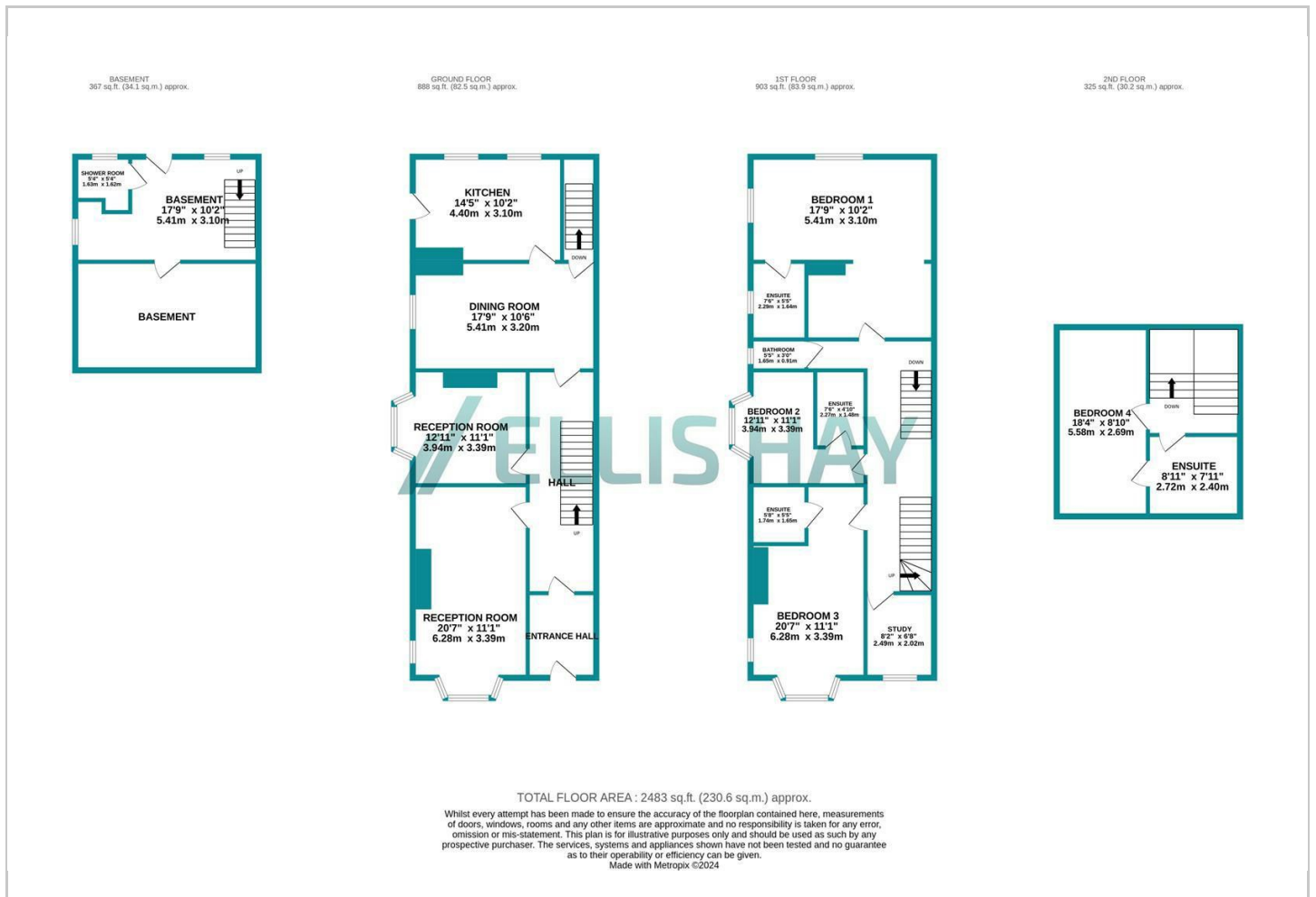
Tel: 01723 350077



Hybrid Map



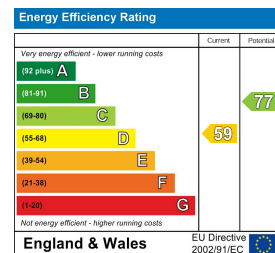
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.