



64 Filey Road

South Bay, Scarborough, YO11 3AY

Offers In The Region Of £295,000  4  4  3  D

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.

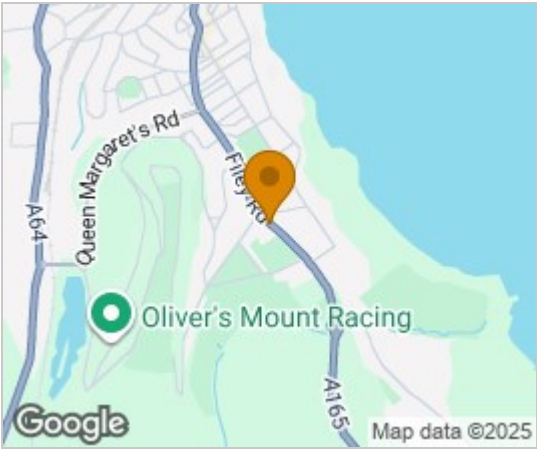
Directions

What 3 Words ///charmingly.twist.scuba

Tenure

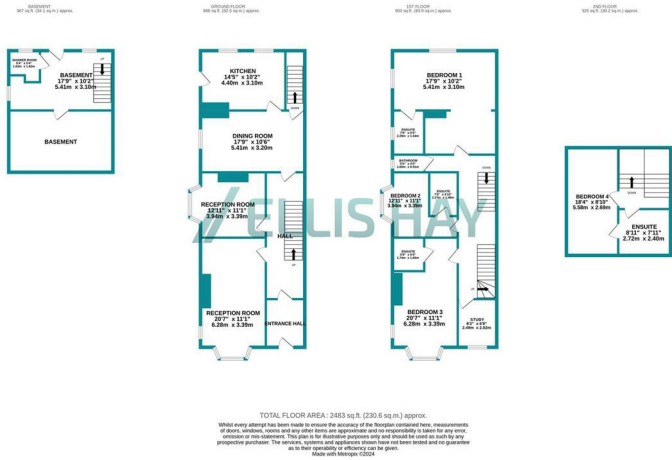
The property is Freehold and the Council Tax Band is E

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	59	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band:
Tenure: Freehold



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property