

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



**HUNTERS**<sup>®</sup>

# Filey Road, Scarborough

## Offers In Excess Of £170,000



\*\*\* CASH BUYERS ONLY\*\*\*

Hunters are proud to bring to the market this WELL PRESENTED GROUND FLOOR APARTMENT offering PRIVATE ENTRANCE, ONE DOUBLE BEDROOM, OCCASIONAL ROOM, LARGE REAR PRIVATE GARDEN and OFF ROAD PARKING. Benefitting from UPVC DOUBLE GLAZING, CELLAR and GARAGE creating the ideal second home or permanent residence for a range of buyers.

This light and airy abode briefly comprises of: Entrance vestibule leading to entrance hall, kitchen, spacious living room/dining room, one double bedroom, occasional room, bathroom with three piece suite and access to the cellar. The outside welcomes you with a large laid to lawn rear garden with plant and shrub borders, off road parking and garage with access to the cellar.

The property offers excellent access to a wealth of local amenities and attractions including; The Spa, The Italian Gardens, Clock Tower, Esplanade, Scarborough town center, Scarborough's South Bay and beach. With easy access to public transport including a bus stop located directly outside the property.

Also nearby are the benefits of Ramshill Road amenities which include convenience stores, pharmacy, public houses and hotels.

This is not one to miss, call now to arrange a viewing!

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760  
scarborough@hunters.com | www.hunters.com

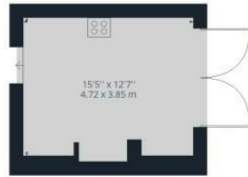


## KEY FEATURES

- One Double Bedroom
- Large Rear Garden
  - Ground Floor
- Private Entrance
  - Garage
  - EPC- D
- One Occasional Room







Ground Floor



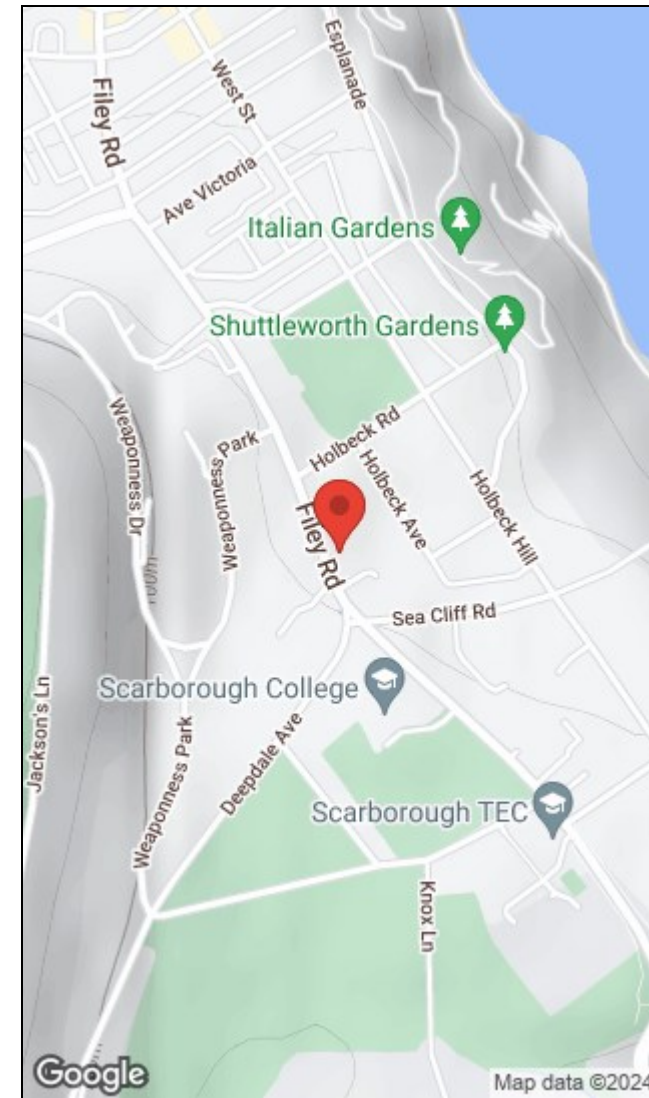
Floor 1

Approximate total area<sup>(1)</sup>  
1396.32 ft<sup>2</sup>  
129.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
	79
62	
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
EU Directive 2002/91/EC	

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