



Filey Road, Scarborough

YO11 3AA

Asking Price £400,000



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HUNTERS
EXCLUSIVE

Filey Road, Scarborough

DESCRIPTION

Hunters Exclusive are delighted to present this beautiful detached period home, perfectly blending comfort, style, and practicality. Ideally located near St Martin's and Wheatcroft Primary Schools, the property is set in a picturesque area with excellent transport links—making it ideal for families and commuters alike.

Upon entering, you're greeted by a bright and welcoming hallway that sets the tone for the rest of the home. The generously sized kitchen offers ample room for cooking and informal dining, creating a functional and sociable space. Adjacent to the kitchen is a cosy snug with a log-burning stove and garden views—perfect for relaxing. The main living room is a standout feature, boasting a bay window that floods the space with natural light and a charming log burner for added warmth. A separate dining room, also with a bay window, enjoys open views across the surrounding fields.

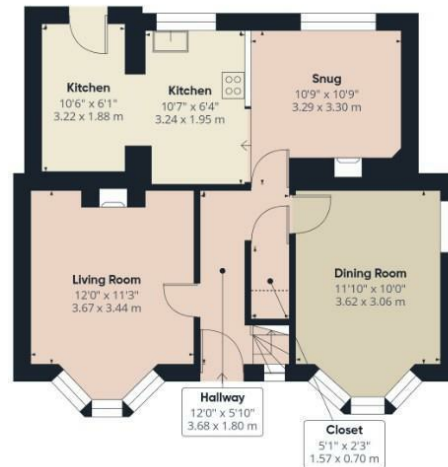
Upstairs, there are three well-proportioned double bedrooms, each thoughtfully designed to provide comfort and space. The third bedroom includes built-in wardrobes, offering convenient and stylish storage. The family bathroom is well-appointed with a mains-fed shower over the bath, catering to everyday needs with ease. All windows have been replaced within the past 12 months, improving both energy efficiency and the overall aesthetic.

The home enjoys far-reaching views over open fields, enhancing its peaceful setting. Outside, the property continues to impress. The rear garden is beautifully landscaped and features a lovely summerhouse, large patio areas ideal for outdoor entertaining, and a brick-built workshop and store positioned at the end of the garden offers full-height space with additional roof storage—perfect for storage, or a home workshop. The front garden is equally well-maintained, and a private driveway provides ample off-road parking.

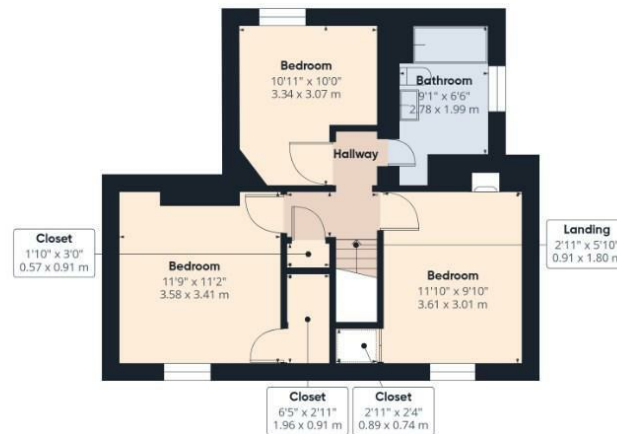
This charming period home combines elegance, space, and scenic surroundings, offering a tranquil yet connected lifestyle.







Ground Floor



Floor 1

HUNTERS®
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

1046 ft²

97.2 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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


Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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