

# HUNTERS®

HERE TO GET *you* THERE



## Scarborough Road

Filey, YO14 9EG

£1,100

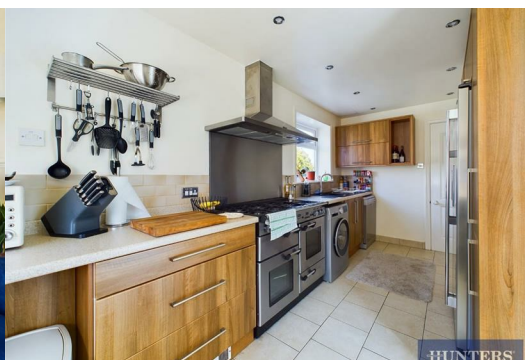


Hunters are pleased to present this two-story property covering an area of 1033.34 square feet, situated close to Filey's town centre which offers an array of amenities from cafes, shops and restaurants, to doctors, dentists, schools and regular transport links.

Upon entering the property, you are greeted by a spacious and light entrance hall with understairs storage, cozy living room featuring a fireplace with multi-fuel burner and a large bay window, well-equipped kitchen inclusive of a stove and an American fridge/freezer, washing machine and space for a dishwasher, perfect for cooking up meals for the family. There is also a dining room and a sun room to the rear which is used by the current owners as a utility room, providing convenience and ease.

Upstairs, this exceptional property boasts three good sized bedrooms, all of which benefit from recently fitted built-in wardrobes and a modern family bathroom offering a shower over the bath and separate WC. Externally, this superb family home offers manicured yet low maintenance front and rear gardens. The rear garden is enclosed and offers two large patio areas, a side gate for access, log store and a shed with power and a work bench, making the ideal space for entertaining or relaxing in the sun.

The loft area is completely boarded out to create additional storage, with a fitted loft ladder for easy access.



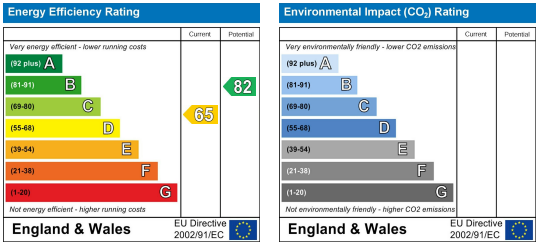
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.