

Filey Road, Scarborough
Offers Over £260,000



**TRADITIONAL THREE BEDROOM SEMI DETACHED - FILEY ROAD~~27FT
OPEN PLAN LOUNGE DINER~~MODERN KITCHEN~~GENEROUS FAMILY
BATHROOM~~DOUBLE GLAZING-CENTRAL HEATING~~EXTRA LARGE
GARAGE~~EXTRA LARGE WORKSHOP~~DRIVEWAY OFF ROAD
PARKING~~GARDENS FRONT REAR.**

Entrance Hall

UPVC double glazed door to the front aspect, UPVC double glazed window to the side, stairs to the first floor landing, radiator and power point, under stairs storage cupboard housing the fuse box.

Lounge / Dining Area 8.50m x 3.80m - 27'11" x 12'6"

LOUNGE AREA

UPVC double glazed Bow window to the front aspect, TV point, feature fire place with gas coal effect fire, radiator and power points.

DINING AREA

UPVC double glazed window to the rear aspect, radiator and power points.

Kitchen 3.30m x 2.90m - 10'10" x 9'6"

UPVC double glazed window to the rear aspect and UPVC double glazed door to the side, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven with four ring gas hob, extractor hood, space for washing machine, space for under the counter fridge, power points.

Pantry

UPVC double glazed window to the side aspect, power points and light.

First Floor Landing

UPVC double glazed window to the side aspect, loft access, radiator

Bedroom One 4.10m x 3.80m -13'5" x 12'6"

UPVC double glazed Bow window to the front aspect, power points

Bedroom Two 4.35m x 2.90m - 14'3" x 9'6"

UPVC double glazed window to the rear aspect, power points

DISCLAIMER

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.

Bedroom Three 3.00m x 2.00m - 9'10" x 6'7"

UPVC double glazed window to the front aspect, power points.

Bathroom

UPVC double glazed windows to the rear and side aspect, white four piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps, fully tiled shower cubicle, cupboard housing the combi boiler, chrome heated towel rail.

Garage 7.30m x 3.50m - 23'11 x 11'6"

Brick built with up and over door, windows to the rear and side, power points and light.

Work Shop 7.30m x 3.50m - 23'11 x 11'6"

Brick built with windows to the rear and door, door to the side, power points and light.

Rear Garden

Rear garden laid to lawn with patio area.

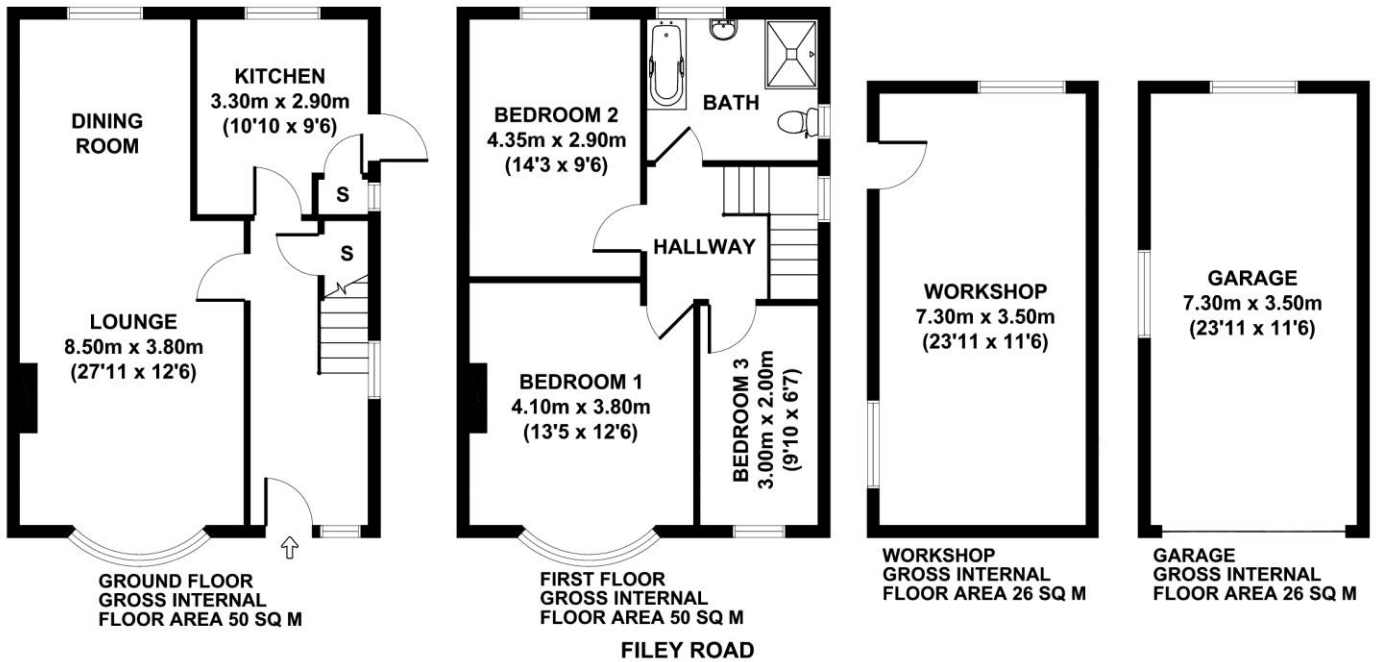
Front Garden

Low maintenance front garden with ample off street parking for numerous vehicles, driveway to the side leading to the garage.

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Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 152 SQ M / 1636 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.