



355A Filey Road, Scarborough YO11 3JG
Guide Price £585,000



This MODERN and IMPOSING, THREE BEDROOM DETACHED 'Chalet Style' house of INDIVIDUAL DESIGN occupies an enviable elevated position on the SOUTH SIDE of Scarborough with FANTASTIC OPEN ASPECT SEA VIEWS over Scarborough to the Castle as well as down the coast over Cayton Bay. The property provides well appointed LUXURY LIVING ACCOMMODATION throughout with a FEATURE MASTER BEDROOM with STUNNING EN-SUITE BATHROOM and WALK-IN DRESSING ROOM, a LUXURIOUS KITCHEN/DINER, INTEGRAL GARAGE.

The accommodation briefly comprises on the lower ground floor level is an entrance hall with stairs to the ground floor, downstairs WC and an integral garage. To the ground floor of the property lies; study room with stairs to the entrance level, lounge with patio doors to dual aspects both providing 'armchair' sea views, a bespoke breakfast kitchen/diner with a range of integrated appliances and double doors to the rear garden, feature hallway with stairs leading to the first floor, a double bedroom with modern en-suite shower room and built-in wardrobes, a further double bedroom with built-in wardrobes plus a modern house bathroom with white three-piece bathroom suite. To the first floor lies a feature master bedroom with a generous walk-in wardrobe and a beautiful en-suite bathroom with a walk-through shower and underfloor heating. Externally, to the front of the property lies block paved driveway with ample off-street parking with access to the garage. To the rear of the property lies a landscaped multi-level paved garden and feature lighting. The property is fully enclosed with wall boundaries and electric double gates with secure entry intercom system.



This property is located at the top end of Filey Road close to Osgodby on an elevated plot close to local amenities including South Cliff Golf Club, Scarborough TEC, Wheatcroft Primary School and St Martin's Primary School-ideal for families.

ACCOMMODATION:

ENTRANCE LEVEL

Garage
14'5" x 14'1"



Entrance Hall
12'6" max x 6'7" max

WC
5'3" x 2'7"

GROUND FLOOR

Hall
17'5" max x 16'9" max

Lounge
14'1" x 11'10"

Kitchen/Diner
20'8" x 11'2"

Office/Bedroom Four
12'10" x 9'10"

Bathroom
6'11" x 6'11"

Bedroom Two

En-suite
4'11" max x 4'7" max

Bedroom Three
11'10" max into wardrobes x 9'6"

FIRST FLOOR

Master Bedroom
16'9" max x 11'6" max

En-suite
13'9" max x 8'6" max

Dressing Room
24'7" max x 5'11"

Details Prepared
TLPF/040124



Interested? Get in touch:

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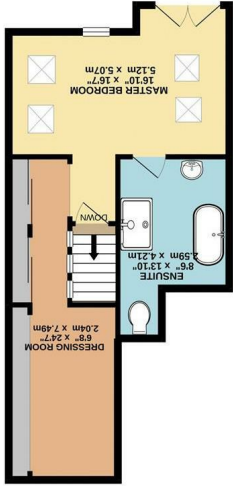
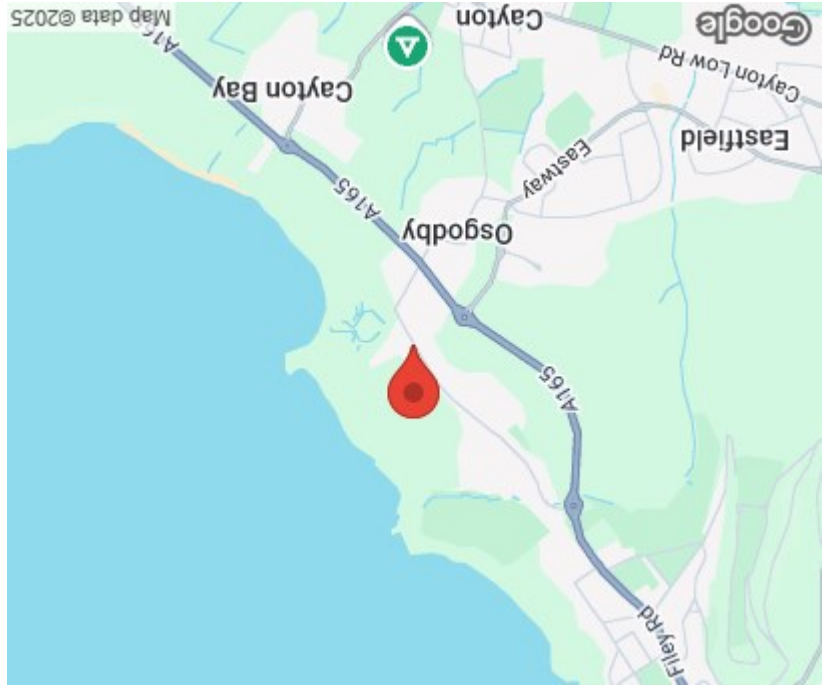
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

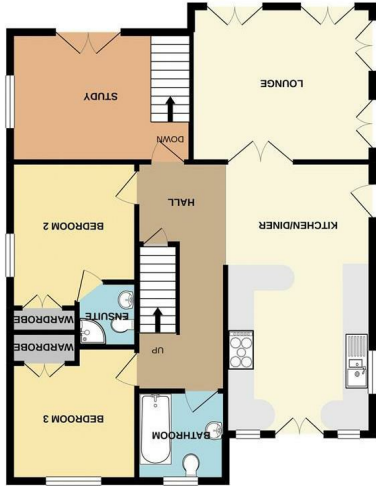


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Potential	Current	
74	83	

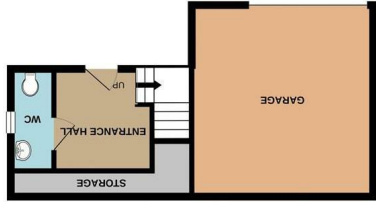
Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Potential	Current	



FIRST FLOOR



GROUND FLOOR



ENTRANCE FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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