



colin ellis

Filey Road, Scarborough, YO11 3AQ

Situated in a sought-after residential area of Scarborough, this delightful two bedroom detached bungalow offers spacious and versatile living. The property benefits from a sun room, office and an occasional room providing ample space for modern lifestyles and would be perfect for those seeking a comfortable home close to local amenities and the coast.

Externally, the property boasts a large driveway with space for multiple vehicles, a garage with electric door and an enclosed rear garden complete with summer house, shed and a patio area.

Offers In Excess Of £325,000



PROPERTY DESCRIPTION

This property briefly comprises of a entrance hall with access to the living room, dining room, bedroom, kitchen leading to the sun room, bathroom and bedroom. The second floor includes an office and an occasional room. Externally the property has a large driveway, parking for multiple vehicles, garage with electric door and rear garden with summer house, shed and patio area.

ENTRANCE HALL

LIVING ROOM

3.68 x 6.26 (12'0" x 20'6")

DINING ROOM

2.84 x 3.39 (9'3" x 11'1")

BEDROOM

2.83 x 2.74 (9'3" x 8'11")

KITCHEN

3.54 x 3.64 (11'7" x 11'11")

SUN ROOM

3.39 x 2.64 (11'1" x 8'7")

BEDROOM

3.00 x 4.52 (9'10" x 14'9")

BATHROOM

1.74 x 1.67 (5'8" x 5'5")

WC

1.61 x 0.80 (5'3" x 2'7")

OFFICE

3.06 x 3.68 (10'0" x 12'0")

OCCASIONAL ROOM

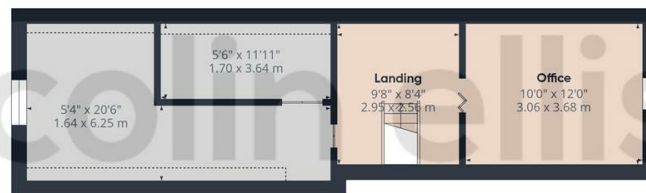
1.64 x 6.25 (5'4" x 20'6")







Floor 1



Floor 2



Approximate total area⁽¹⁾

1404 ft²
130.4 m²

Reduced headroom

40 ft²
3.7 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.

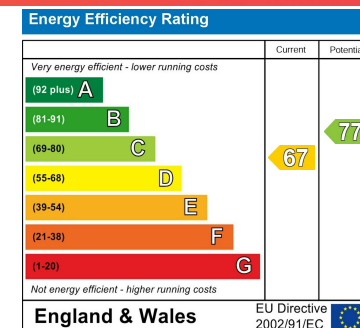
GIRAFFE360

Filey Road - 18710808

Council Tax Band - D

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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