



## *361 Filey Road, Scarborough, YO11 3JG*

*Guide Price £250,000*

- WELL PRESENTED DETACHED BUNGALOW
- SPACIOUS LOUNGE
- SOUTH SIDE LOCATION
- THREE BEDROOMS
- ADJOINING DECKED TERRACE AND GARDEN
- FABULOUS SEA VIEWS
- FITTED WARDROBES TO MASTER BEDROOM



## 361 Filey Road, Scarborough YO11 3JG

**Andrew Cowen Estate Agents are proud to present to the market this WELL PRESENTED, DETACHED, THREE BEDROOM BUNGALOW set in an ELEVATED POSITION in the popular village of Osgodby. This property boasts THREE DOUBLE BEDROOMS, a SPACIOUS LOUNGE and FANTASTIC VIEWS. This property would appeal to a NUMBER OF BUYERS and viewing comes HIGHLY RECOMMENDED.**



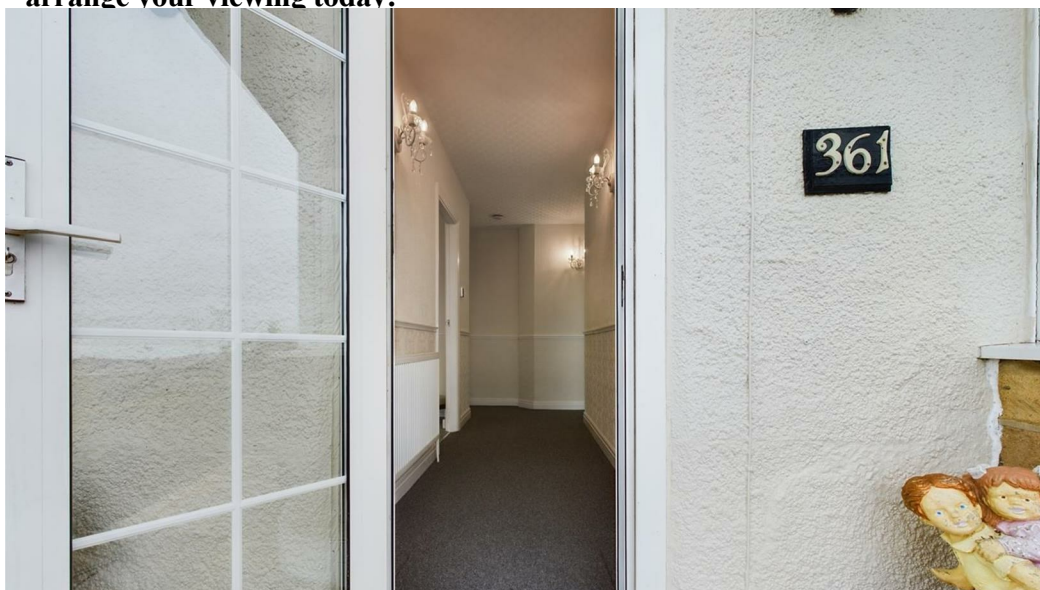
Council Tax Band: C

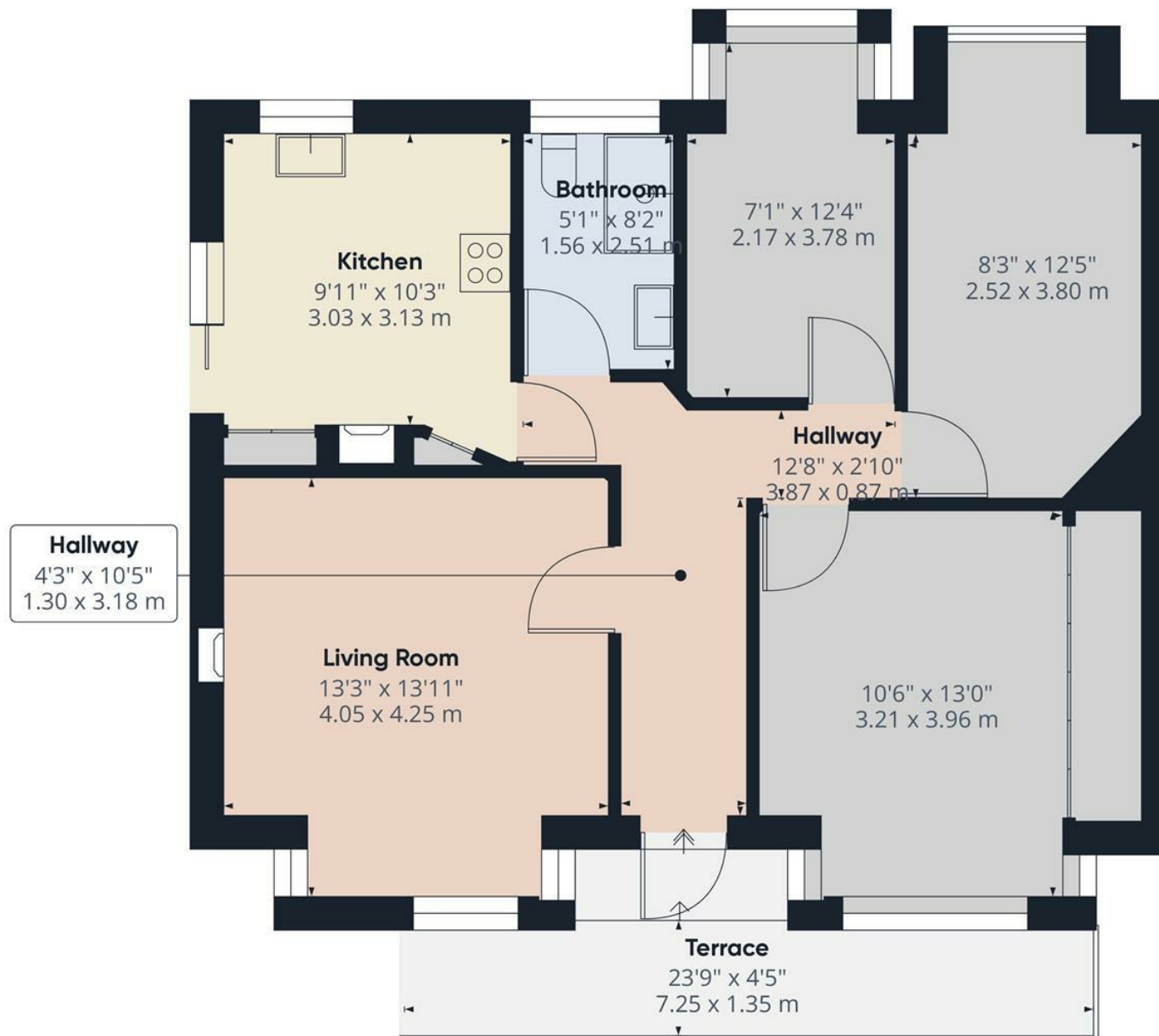


**This accommodation briefly comprises; entrance hallway providing access into the spacious lounge with stunning views towards the sea, plus a neutral fitted kitchen/dining area with a range of base and wall units, as well as integrated oven, hob and extractor fan. There are sliding patio doors leading out onto a rear, enclosed, raised decked area ideal for outdoor dining. There are three good sized bedrooms, one complete with built in wardrobes providing plenty of storage space. The property also benefits from a tiled wet room.**

**Located in the Osgodby area the property offers excellent access to coastal walks along the Cleveland Way and down onto the nearby Cayton Bay. Also within the village are drinking and eating establishments and also a nearby regular bus route into Scarborough.**

**Viewing is highly recommended to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!**





Approximate total area<sup>10</sup>  
789.77 ft<sup>2</sup>  
73.37 m<sup>2</sup>

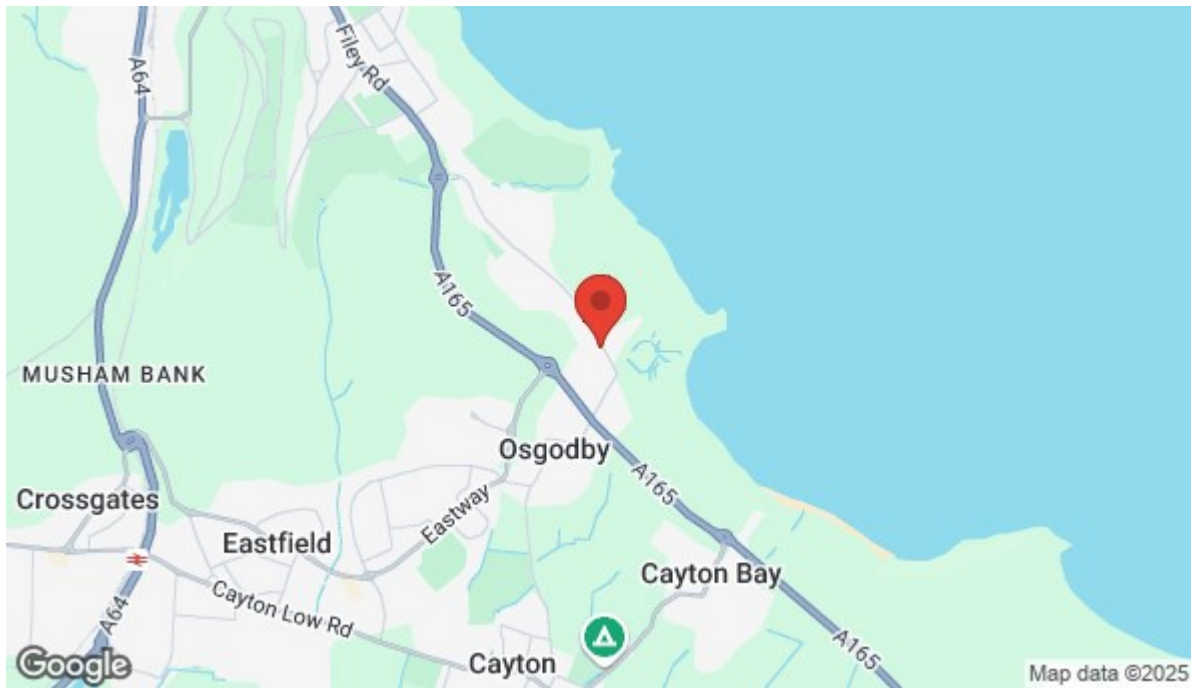
Excluding balconies and terraces


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

GIRAFFE360







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



**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**

**View our website here!**