



## Scarborough Road, Filey, YO14 9NJ

- Semi Detached House
- No Onward Chain
- Garage & Off Road Parking
- Three Bedrooms
- Gardens
- EPC Grade: C

**Asking Price £200,000**



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## DESCRIPTION

Hunters are pleased to present this well-proportioned three bedroom semi-detached home, originally built by Barratts in the mid 1980s and occupying a desirable position. Offered to the market with no onward chain, this property presents an excellent opportunity for a range of buyers seeking a home with space and practicality.

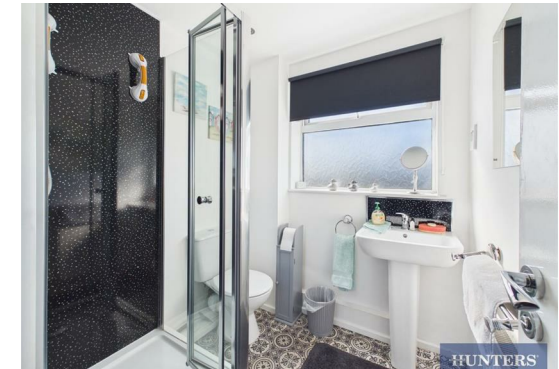
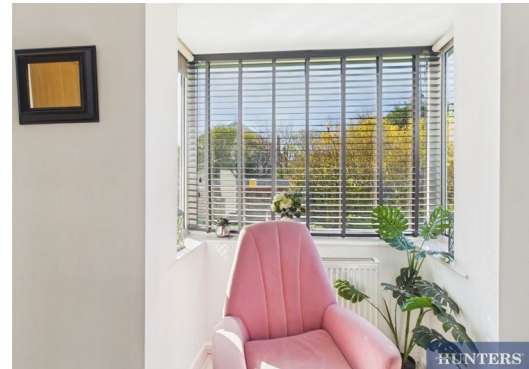
The property opens into a welcoming entrance hall, leading through to a spacious through lounge and dining area. This light-filled living space features a modern 'coal effect' electric fire, laminate flooring and multiple windows allowing for plenty of natural light, creating a comfortable and versatile setting for both relaxing and entertaining. The kitchen is fitted with a range of modern base and wall units, complemented by worktops, an inset stainless steel sink and integrated oven with ceramic hob and extractor. There is also space for further appliances, an understairs storage cupboard and the benefit of a recently updated central heating boiler.

To the first floor, the property offers three bedrooms, including two well-sized doubles and a further single bedroom, ideal for use as a home office, nursery or guest room. The bathroom is fitted with a suite comprising a shower cubicle with electric shower, hand basin and WC.

Externally, the property benefits from gardens to the front, side and rear, offering a great amount of outdoor space for a property of this type. A detached concrete garage with power and lighting provides additional storage or secure parking.

Further benefits include gas central heating, uPVC double glazing throughout and a fitted burglar alarm system.

Situated in a non-estate location, the property offers a sense of privacy while still being conveniently placed for local amenities, transport links and nearby schools. Early viewing is highly recommended to fully appreciate the potential on offer.







**HUNTERS**

Approximate total area<sup>(1)</sup>  
868 ft<sup>2</sup>  
80.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Viewings**

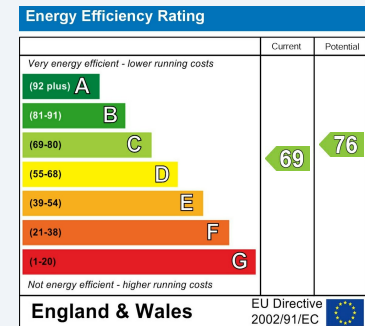
Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

