



**Filey Road, Scarborough, , YO11 3AF**  
**Offers Around £480,000**

**HUNTERS®**  
**EXCLUSIVE**

# Filey Road , YO11 3AF

**Offers Around £480,000**

Welcome to this charming property located on Filey Road in the picturesque town of Scarborough offering tremendous sea and castle views to the front and open field views to the rear. This delightful house boasts three reception rooms and light and airy sun room perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms, office space, two bathrooms and separate downstairs WC there is plenty of room for everyone to enjoy their own space.

The property features a modern fitted kitchen/diner ideal for whipping up delicious meals to enjoy in the comfort of your new home and provides you with separate utility space. The well-presented interior is sure to make you feel right at home from the moment you step through the door. One of the highlights of this property is the large rear garden, providing a lovely outdoor space for children to play or for you to unwind in the fresh air.

Parking will never be an issue with the convenience of a large driveway that can accommodate ample vehicles. Whether you're hosting a gathering or simply returning home after a long day, you can rest easy knowing there is a designated parking space just for you.

Being located in South Cliff/Osgodby area means the property offers good access to a range of amenities and attractions including local Cayton Bay beach and the Cleveland Way (ideal for walkers) plus this lovely home is also on a regular bus route into Scarborough. Several schools are within walking distance - St Martins and Wheatcroft Community Primary Schools, and (independent school) Scarborough College - as well as Scarborough TEC.

Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and start envisioning the life you could lead in this beautiful Scarborough residence!





HUNTERS®

#### Entrance Hall

UPVC front door, coving, laid wood style flooring, under stairs cupboard, radiator, stairs to the first floor landing and power points.

#### Reception Room 1

UPVC double glazed bay window to the front aspect, coving, two radiators, gas feature fireplace, TV point, telephone point and power points.

#### Reception Room 2

UPVC double glazed bay window to the rear aspect, coving, radiator, log burner, TV point and power points.

#### Kitchen/Dining Room

UPVC double glazed door to the rear aspect leading to the sun room, UPVC double glazed window to the side and rear aspects, tiled flooring, two radiators, breakfast bar, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, space for fridge/freezer, extractor hood and power points.

#### Utility Room

UPVC double glazed opaque window to the side aspect, tiled flooring, boiler, space for washing machine, space for tumble dryer and power points.

#### Downstairs WC

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

#### Sun Room

UPVC double glazed French doors to the rear and side aspects, UPVC double glazed windows to the side and rear aspects, laminate flooring and power points.

#### First Floor Landing

UPVC double glazed window to the front aspect offering sea views, spotlights, office space, radiator and power points.

#### Bedroom 1

UPVC double glazed bay window to the front aspect offering sea and castle views, coving, fitted wardrobes, TV point and power points.

#### Shower Room

Fully tiled walls, heated towel rail, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, shaver point and extractor fan.

#### Bedroom 2

UPVC double glazed bay window to the rear aspect offering field views, coving, fitted wardrobes, radiator and power points.



HUNTERS®

#### Bedroom 3

UPVC double glazed window to the front aspect offering sea views, radiator and power points.

#### Office

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

#### Bathroom

UPVC double glazed opaque window to the rear aspect, spotlights, fully tiled walls, heated towel rail, four piece bathroom suite comprising: free standing bath with mixer taps, low flush WC, wash hand basin with vanity unit and walk in shower with rain fall shower.

#### Bedroom 4

UPVC velux windows, three radiators and power points.

#### Garden

Mainly laid to lawn garden with plant and shrub borders, two patio areas, outside tap and shed.

#### Garage

Workshop with power and lighting.

#### Parking

Ample Parking to the front.

#### Material Information Scarborough

Tenure Type; Freehold

Council Tax Banding; E

#### HMRC Disclaimer - Scarborough

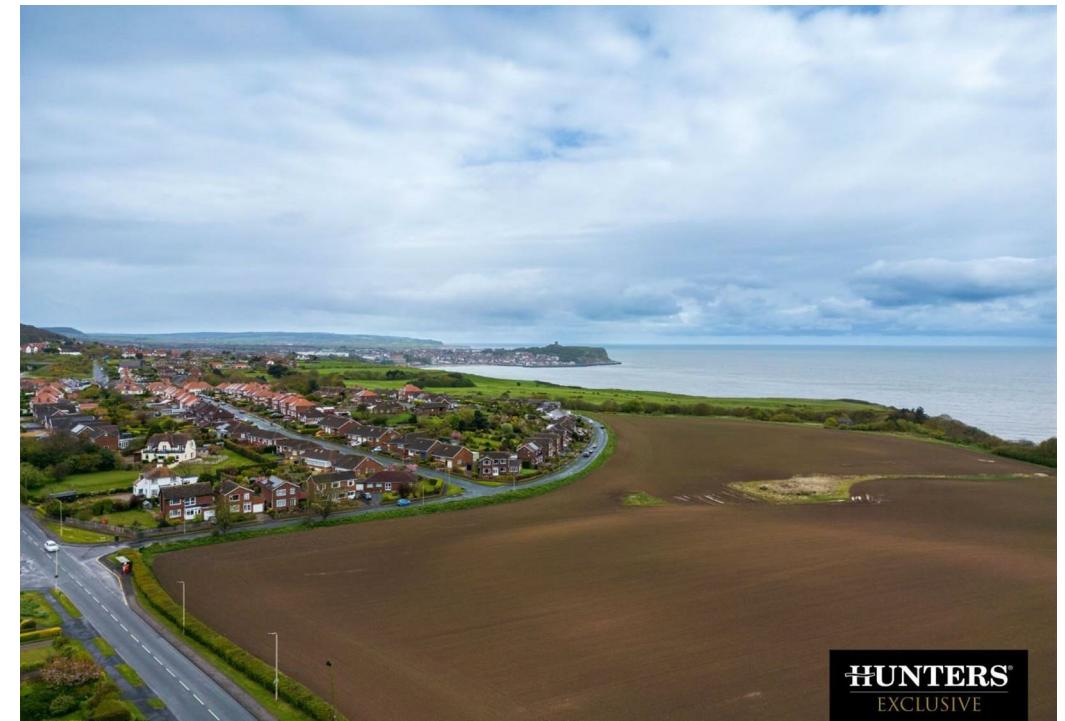
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.













**HUNTERS®**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>

2292.67 ft<sup>2</sup>

213 m<sup>2</sup>

Reduced headroom

207.3 ft<sup>2</sup>

19.26 m<sup>2</sup>

(1) Excluding balconies and terraces

<sup>(2)</sup> Reduced headroom  
(below 1.5m/4.92ft)

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

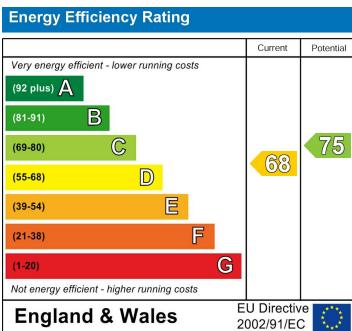
GIRAFFE360

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01723 336760 | Website: [www.hunters.com](http://www.hunters.com)

### 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.



**HUNTERS®**  
EXCLUSIVE