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245 Filey Road, Scarborough

Guide Price £375,000



245 Filey Road

- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE & SEPARATE DINING ROOM
- GROUND FLOOR BATHROOM AND USEFUL UTILITY ROOM
- SUN ROOM OVERLOOKING THE REAR GARDEN
- FIRST FLOOR BATHROOM & SEPARATE WC
- DRIVEWAY FOR AMPLE PARKING & GARAGE
- GENEROUS REAR GARDEN WITH LAWN & PATIO

We are delighted to present this beautifully presented four bedroom detached house, nestled in a sought after area in the South of Scarborough. Offering a superb blend of spacious living and modern comfort, the welcoming porch and hallway lead into a generous lounge featuring an attractive fireplace and bay window, perfect for relaxing evenings. A separate dining room seamlessly connects to a bright sun room which overlooks the rear garden, creating an ideal space for entertaining or family gatherings. The well-appointed kitchen flows into a practical hallway with access to a ground floor bathroom and a useful utility room, ensuring convenience for busy households.

Upstairs, the property offers four well-proportioned bedrooms, a stylish family bathroom, and a separate WC, catering to the needs of a growing family. With ample storage and a thoughtful layout, this home provides both flexibility and functionality. Additional benefits include a driveway offering ample parking and a garage, enhancing everyday convenience. Externally, the property benefits from a driveway providing off street parking, a garage and a well-established rear garden with a patio, lawn creating a pleasant setting for peaceful outside dining, entertaining and relaxation.





Situated in a sought-after location with excellent access to local amenities and reputable schools, this impressive home is perfectly suited to family life or those seeking versatile accommodation. Early viewing is highly recommended to fully appreciate the quality and space on offer.

GROUND FLOOR - Porch 6' 3" x 3' 3" (1.90m x 1.00m)

Entrance Hallway 13' 5" x 6' 11" (4.10m x 2.10m)

Lounge 13' 5" x 18' 1" (4.10m x 5.50m)

Dining Room 15' 5" x 14' 9" (4.70m x 4.50m)

Sun Room 12' 2" x 9' 2" (3.70m x 2.80m)

Kitchen 13' 5" x 8' 10" (4.10m x 2.70m)

Garage 15' 5" x 7' 10" (4.70m x 2.40m)

Hallway 11' 10" x 2' 11" (3.60m x 0.90m)

Bathroom 6' 3" x 4' 3" (1.90m x 1.30m)

Utility

4' 3" x 2' 11" (1.30m x 0.90m)

Pantry 4' 7" x 4' 7" (1.40m x 1.40m)

FIRST FLOOR - Landing 11' 2" x 9' 2" (3.40m x 2.80m)

Bedroom One 15' 5" x 11' 2" (4.70m x 3.40m)

Bedroom Two 13' 5" x 13' 5" (4.10m x 4.10m)

Bathroom 7' 7" x 5' 7" (2.30m x 1.70m)

WC 5' 7" x 2' 11" (1.70m x 0.90m)

Bedroom Three 14' 5" x 9' 10" (4.40m x 3.00m)

Bedroom Four 10' 6" x 8' 10" (3.20m x 2.70m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 1762 sq.ft. (163.7 sq.m.) approx.

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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