



CPH

**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

252 Filey Road, Scarborough  
Offers Over £475,000



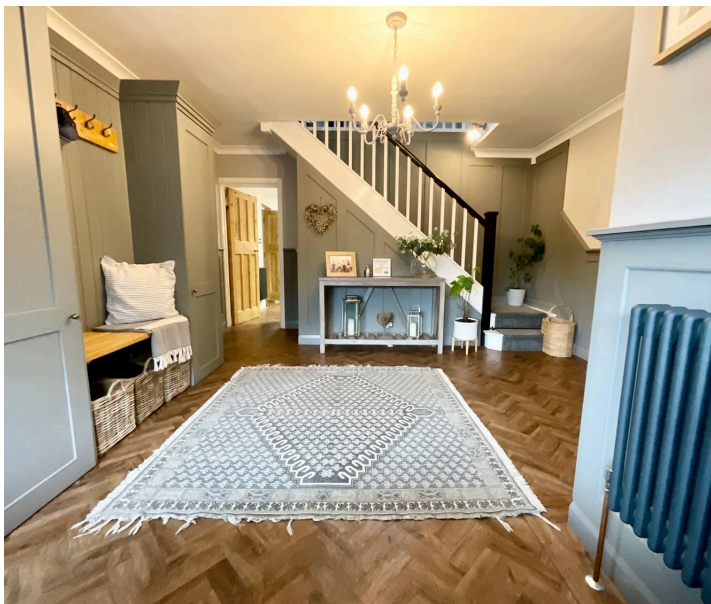
## 252 Filey Road

Scarborough

- Extended detached residence with WOW factor kitchen diner
- 2 reception Rooms, Large kitchen diner living area and generous feature entrance Hall
- Utility and WC, 2 Bathrooms and Four double bedrooms
- Set on a generous landscaped plot
- Integral Garage and driveway with parking for numerous vehicles
- Sought after south side location
- Viewing is a must to appreciate the property on offer

We are delighted to present this exceptional four-bedroom detached residence, offering an impressive blend of contemporary luxury and spacious family living. This extended home welcomes you with a generous feature entrance hall, setting the tone for the elegance and style found throughout. The heart of the property is undoubtedly the stunning kitchen diner, designed to wow with its sleek finishes and expansive open-plan living space - perfect for entertaining or relaxing with family with log burner installed. Two well appointed reception rooms provide versatile options for games room, formal dining or cosy evenings, while the separate utility and ground floor WC add convenience to daily life.

Upstairs, four double bedrooms ensure ample space for family and guests, each thoughtfully designed to maximise comfort and light. A shower room serves the first floor complemented by a further contemporary family bathroom. Every detail has been carefully considered to create an inviting and harmonious atmosphere.





#### Entrance Porch

#### Entrance Hall

15' 9" x 12' 2" (4.80m x 3.70m)

#### Lounge

20' 4" x 12' 2" (6.20m x 3.70m)

#### Sitting Room

20' 0" x 10' 10" (6.10m x 3.30m)

#### Kitchen/ Diner

30' 2" x 23' 7" (9.20m x 7.20m)

#### WC/ Utility

8' 10" x 5' 7" (2.70m x 1.70m)

#### Garage

16' 1" x 8' 10" (4.90m x 2.70m)

#### First Floor

#### Landing

7' 7" x 7' 3" (2.30m x 2.20m)

#### Bedroom 1

15' 9" x 12' 2" (4.80m x 3.70m)

#### Bedroom 2

11' 2" x 10' 10" (3.40m x 3.30m)

#### Bedroom 3

14' 5" x 8' 2" (4.40m x 2.50m)

#### Bedroom 4

8' 10" x 8' 2" (2.70m x 2.50m)

#### Bathroom

7' 3" x 5' 11" (2.20m x 1.80m)

#### Shower Room

7' 10" x 7' 7" (2.40m x 2.30m)

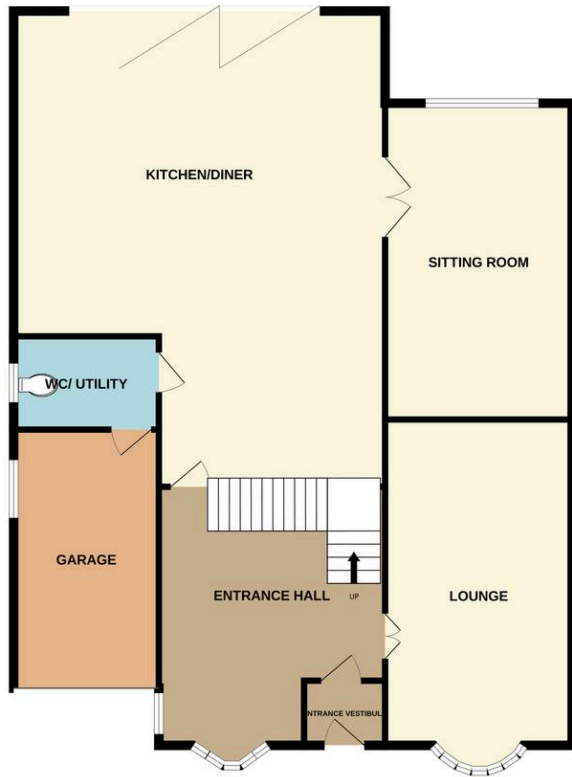
#### Outside

Lawn garden to front with large drive for multiple vehicles.

Landscaped rear low maintenance garden with paved



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2025

## Interested?

Contact our friendly team today  
 ☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



**Sales, Lettings & Commercial**  
 ESTATE AGENTS & CHARTERED SURVEYORS  
 19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132