



# colin ellis

## Scarborough Road, Filey, YO14 9NJ

A beautifully presented three bedroom link semi-detached home, offered with no onward chain and benefiting from a full renovation throughout. Finished to a superb standard, the property includes a new central heating system, new kitchen, new bathroom, full re-wire, new windows, and stylish décor from top to bottom.

Currently operated successfully as a holiday let, this home also offers excellent potential as a permanent residence or investment property.

Situated in a popular residential area of Filey, the property is close to local amenities, transport links, and the stunning coastline.



**Guide Price £230,000**

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## ENTRANCE HALLWAY

With storage and access to downstairs rooms.

## LIVING ROOM

4.11 x 3.73 (13'5" x 12'2")

A bright and inviting space featuring a modern electric fireplace and front window overlooking the landscaped garden

## KITCHEN/DINER

2.85 x 4.70 (9'4" x 15'5")

A contemporary fitted kitchen with gloss units, integrated appliances, generous worktop space, and French doors leading to the rear garden.

## BEDROOM

3.86 x 2.85 (12'7" x 9'4")

A spacious double bedroom with a stylish panelled feature wall and front aspect.

## BEDROOM

3.09 x 2.83 (10'1" x 9'3")

Another well-sized double overlooking the rear garden

## BEDROOM

2.52 x 1.74 (8'3" x 5'8")

A single room perfect as a child's bedroom, study, or guest space.

## BATHROOM

1.67 x 1.76 (5'5" x 5'9")

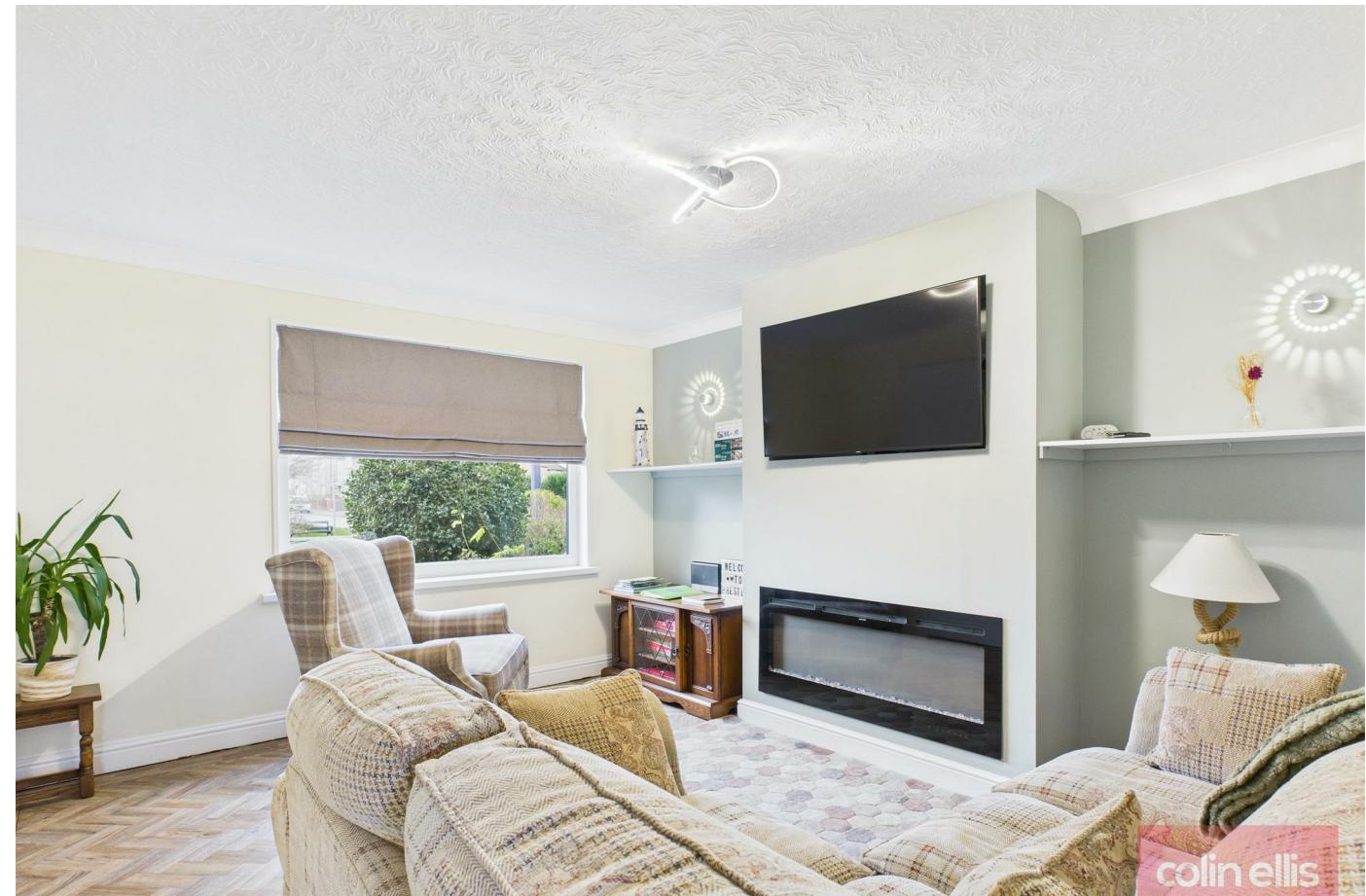
A modern suite with shower over bath, vanity unit, and contemporary tiling.

## GARDENS

The front garden beautifully landscaped with established planting, a central tree, and a slate pathway. To the rear a low-maintenance, fully landscaped garden featuring patio areas, pergola seating, raised beds, and gated access.

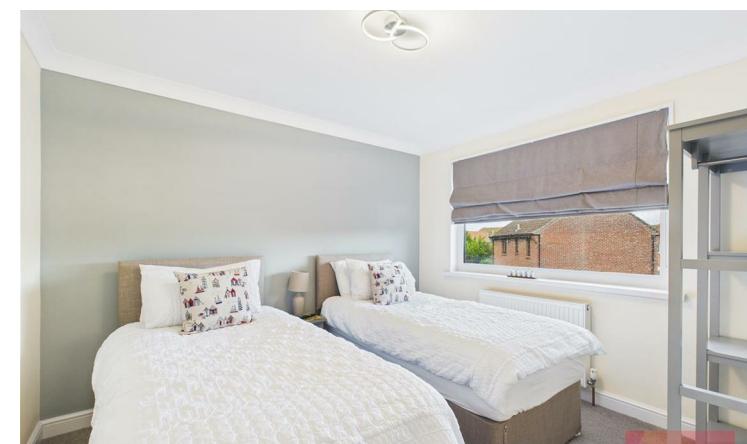
## GARAGE

Located to the rear with additional parking space.





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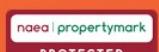
## Scarborough Road - 18754247

**Council Tax Band -**

**Tenure - Freehold**

**DISCLAIMER:** The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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



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