



64 Filey Road

South Bay, Scarborough, YO11 3AY

Offers In The Region Of £295,000  4  4  3  D

We are delighted to bring to the market this 4 BEDROOM SEMI DETACHED PROPERTY on Filey Road, close to schools, the South Bay and easy transport links to the town centre and Filey. In our opinion, this is a fantastic opportunity for a buyer to put their own stamp on a substantial family property. With 3 LARGE RECEPTION ROOMS AND KITCHEN. The basement has plenty of scope for use as a utility/boot room and a Workshop/Gym/Playroom with shower facilities, and access to the garden. On the first floor there are 3 DOUBLE BEDROOMS, ALL WITH AN EN-SUITE BATHROOM, AND 2 OF THESE BEDROOMS HAVE SEA VIEWS. There is also a study on this floor. On the top floor is a further double bedroom, also with an en-suite. With off road parking and a rear garden. WE HIGHLY RECOMMEND AN EARLY VIEWING OF THIS PROPERTY AS WE BELIEVE IT REPRESENTS A GREAT OPPORTUNITY FOR A BUYER TO CREATE THEIR DREAM HOME. Call our office on 01723 350077 to arrange your viewing.



Entrance Hall

Hallway

Lounge 21'10" x 11'1" (6.68 x 3.39)

Reception Room 12'11" x 11'1" (3.94 x 3.39)

Dining Room 17'8" x 10'5" (5.41 x 3.20)

Kitchen 14'5" x 10'2" (4.4 x 3.10)

Basement 17'8" x 10'2" (5.41 x 3.10)

First Floor

Bedroom 1 17'8" x 10'2" (5.41 x 3.10)

En Suite 7'6" x 5'4" (2.29 x 1.64)

Bathroom 5'4" x 2'11" (1.65 x 0.91)

Bedroom 2 12'11" x 11'1" (3.94 x 3.39)

En suite 7'5" x 4'10" (2.27 x 1.48)

Bedroom 3 20'7" x 3.39 (6.27m x 0.91m.11.89m)

En Suite 5'8" x 5'4" (1.74 x 1.65)

Study 8'2" x 6'7" (2.49 x 2.02)

Second Floor

Bedroom 4 18'3" x 8'9" (5.58 x 2.69)

En Suite 8'11" x 7'10" (2.72 x 2.40)

Outside

Gated access to the front of the property with pathway to front entrance, mature borders and shrubs. Gated access to driveway with turning circle and parking at the side of the property. Rear Garden.

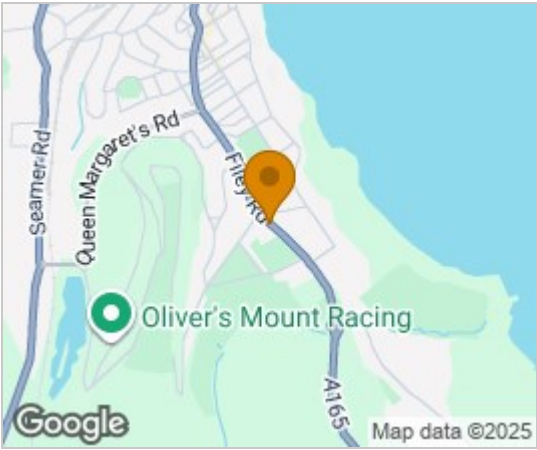
Directions

What 3 Words ///charmingly.twist.scuba

Tenure

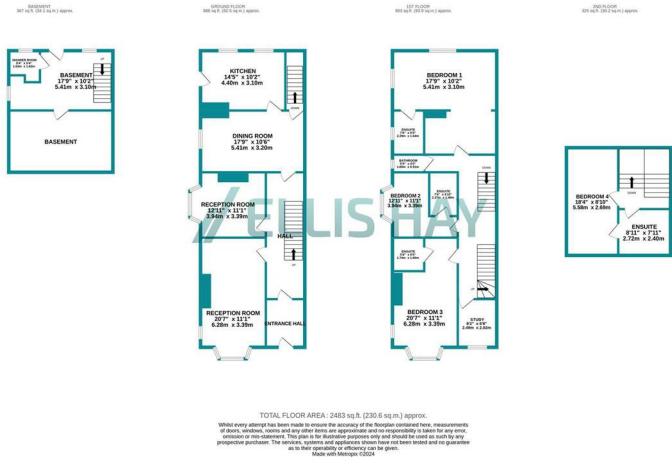
The property is Freehold and the Council Tax Band is E

Area Map



| 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 | 59 | 77 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Council Tax Band:
Tenure: Freehold



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