



**Filey Road, Scarborough**

YO11 3AA

**Asking Price £345,000**



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Filey Road, Scarborough

## DESCRIPTION

Hunters Exclusive are delighted to present this beautiful detached period home, perfectly blending comfort, style and practicality. Ideally located near St Martin's and Wheatcroft Primary Schools, the property sits in a picturesque setting with excellent transport links, making it ideal for families and commuters alike.

Upon entering, you are welcomed by a bright hallway that sets the tone for the rest of the home. The generously sized kitchen offers ample space for cooking and informal dining, creating a sociable and functional hub of the house. Adjacent to the kitchen is a cosy snug with a log-burning stove and views over the garden, offering the perfect place to relax. The main living room is a standout feature, with a bay window that fills the room with natural light and a charming log burner for added warmth. A separate dining room, also with a bay window, enjoys attractive open views across the surrounding fields.

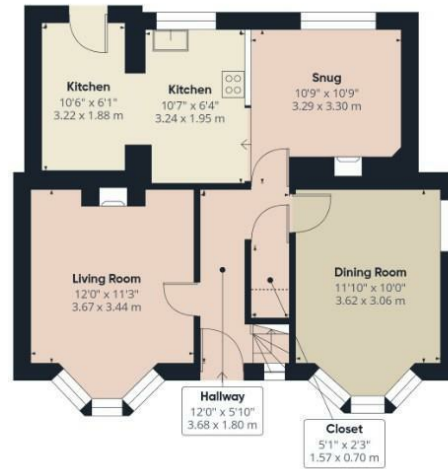
Upstairs, the property offers three well-proportioned double bedrooms. The main bedroom benefits from a walk-in wardrobe, while further useful storage is provided by an additional wardrobe on the landing and a wardrobe within bedroom two. The third bedroom also retains a large built-in wardrobe, providing excellent additional storage. The family bathroom is fitted with a mains-fed shower over the bath. All windows have been replaced within the past 12 months, improving both energy efficiency and overall presentation.

The property enjoys far-reaching views over open fields, enhancing its peaceful setting. Outside, the landscaped rear garden features a summerhouse and generous patio areas ideal for outdoor entertaining. A brick-built workshop and store at the end of the garden provides full-height space with additional roof storage. The front garden is well maintained and a private driveway offers ample off-road parking.

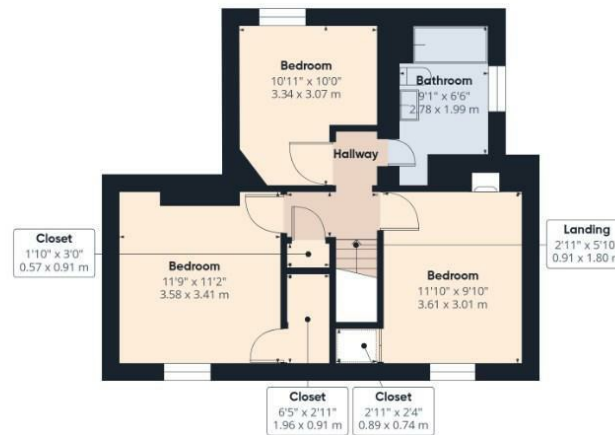
This charming period home combines space, character and scenic surroundings, offering a peaceful yet well-connected lifestyle.







Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**  
1046 ft<sup>2</sup>  
97.2 m<sup>2</sup>

**Reduced headroom**  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

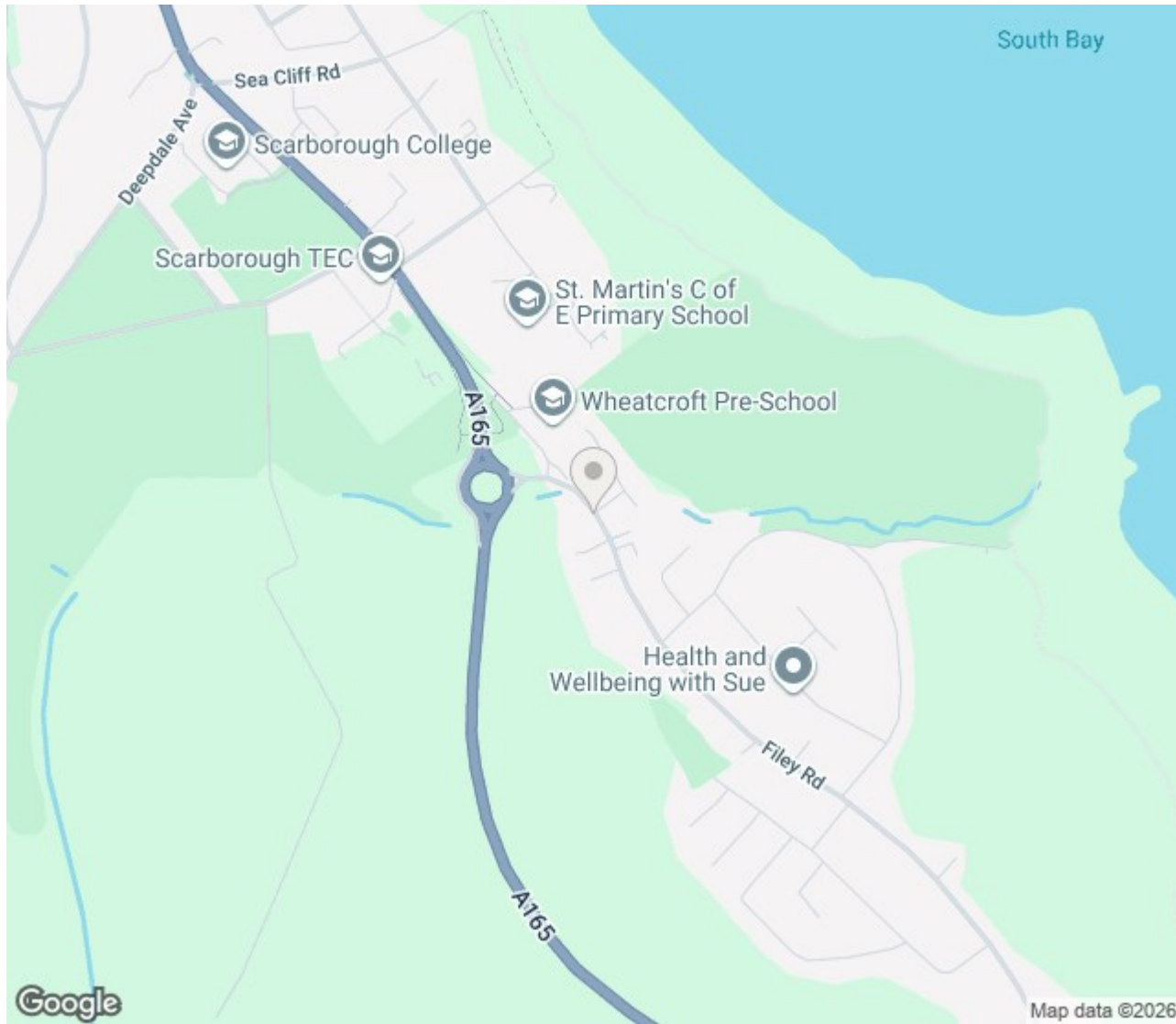
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>82</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>68</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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