



**HUNTERS®**

HERE TO GET *you* THERE



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**HUNTERS®**

# Filey Road, Scarborough

Asking Price £170,000



Hunters are proud to bring to the market this WELL PRESENTED GROUND FLOOR APARTMENT offering PRIVATE ENTRANCE, ONE DOUBLE BEDROOM, OCCASIONAL ROOM, LARGE REAR PRIVATE GARDEN and OFF ROAD PARKING. Benefitting from UPVC DOUBLE GLAZING, CELLAR and GARAGE creating the ideal second home or permanent residence for a range of buyers.

This light and airy abode briefly comprises of: Entrance vestibule leading to entrance hall, kitchen, spacious living room/dining room, one double bedroom, occasional room, bathroom with three piece suite and access to the cellar. The outside welcomes you with a large laid to lawn rear garden with plant and shrub borders, off road parking and garage with access to the cellar.

Filey Road in Scarborough is a well-connected and desirable area that blends historic charm with modern living. It's home to Scarborough College and Scarborough TEC, offering strong educational options. The area features a mix of traditional and modern housing, with some properties enjoying sea views. Excellent transport links include a Park and Ride service and regular bus routes. Local amenities like restaurants, shops, and nearby South Bay beach add to its appeal for families, students, and retirees.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760  
scarborough@hunters.com | www.hunters.com

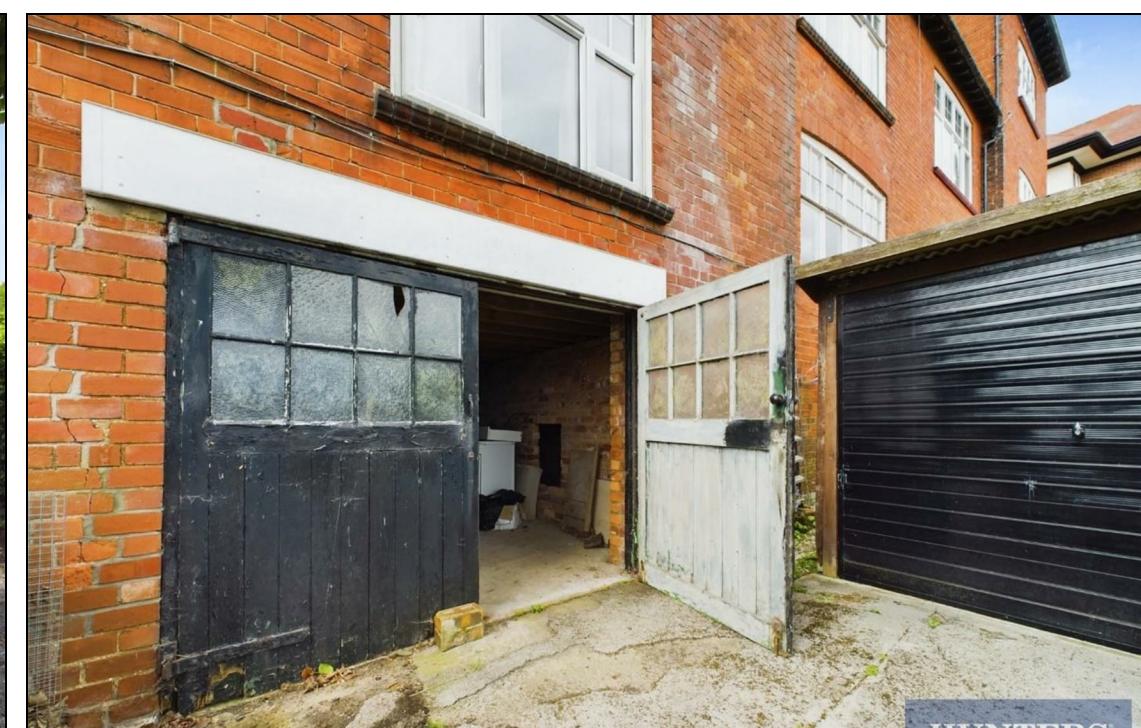
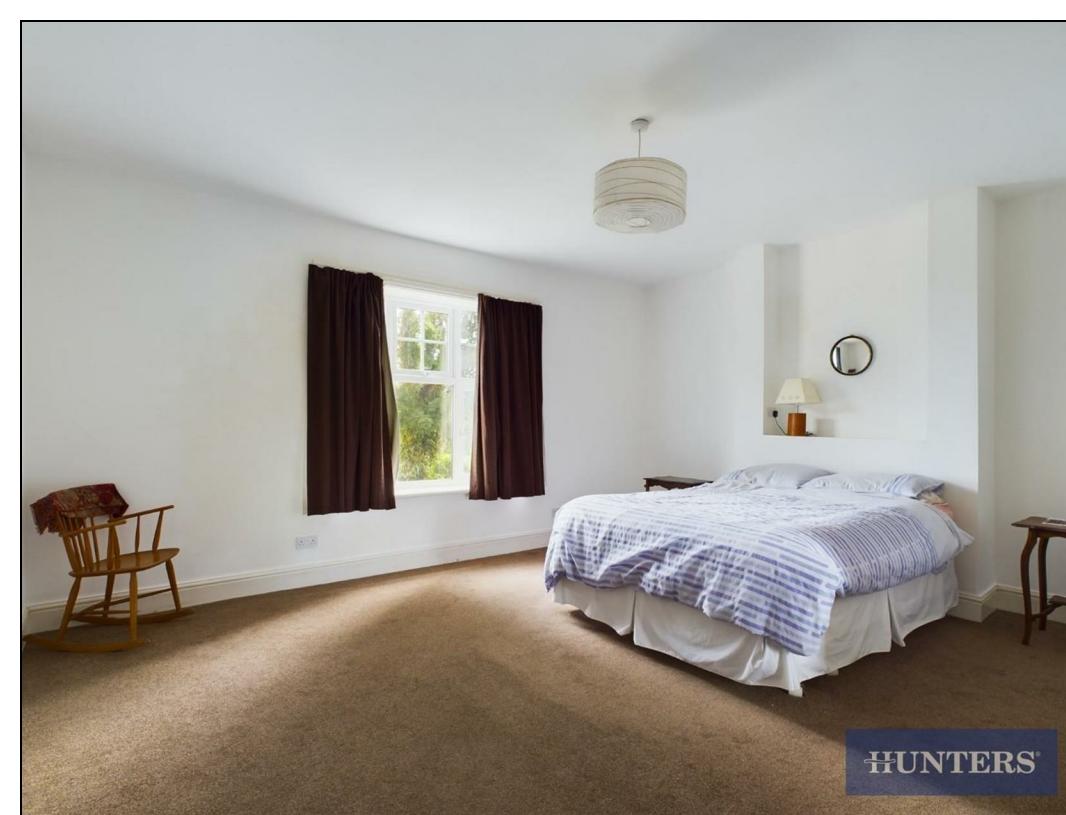


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## KEY FEATURES

- One Double Bedroom
- Large Rear Garden
- Ground Floor
- One Occasional Room
- Garage
- EPC- D







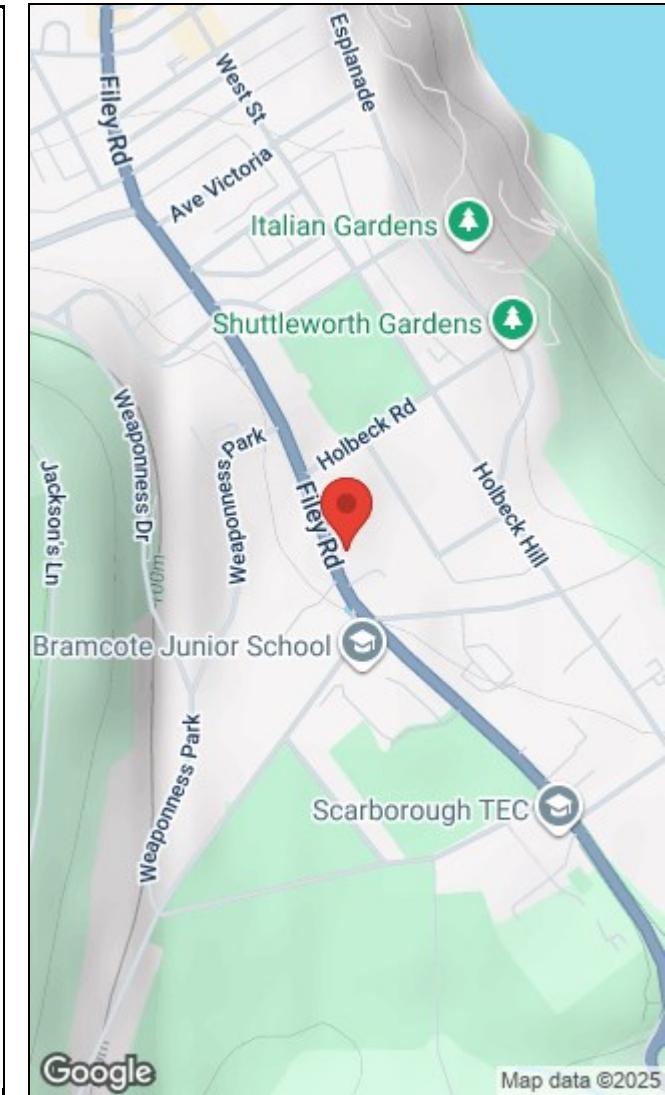
Approximate total area<sup>(1)</sup>

1396.32 ft<sup>2</sup>  
129.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	79	62

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
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(55-68)	D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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