



HUNTERS[®]

HERE TO GET *you* THERE



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.

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This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 894 7004 00 with the written consent of Hunters Franchising Limited.

KEY FEATURES

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







Approximate total area⁽¹⁾
1396.32 ft²
129.72 m²



A map of Scarborough, Ontario, showing the location of the Scarborough Community Centre. The map highlights the intersection of Filley Rd and Holbeck Rd, with a red pin marking the center. Surrounding areas include Italian Gardens, Shuttleworth Gardens, Bramcote Junior School, and Scarborough TEC. Major roads like Ave Victoria and Weaponness Dr are also visible.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	62	79	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		



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