



## Scarborough Road, Filey, YO14 9EG

- Terraced House
- Central Location
- Rear Courtyard
- Three Bedrooms
- No Onward Chain
- EPC - D

**Guide Price £200,000**



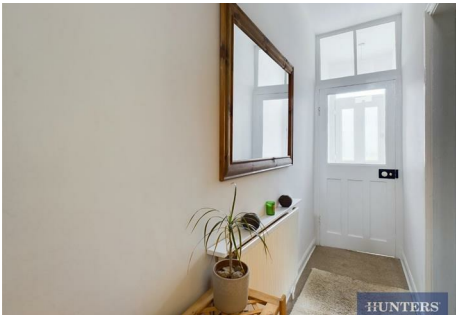
# Scarborough Road, Filey, YO14 9EG



Offered to the market is this beautifully presented three bedroom terraced home, ideally located just a short walk from the town centre, beach, and local transport links. Perfectly blending style, space, and practicality, this property offers a fantastic opportunity for modern living in a highly desirable area. Whether you're looking for easy access to the town's amenities, a stroll to the beach, or convenient transport connections, this home is well-positioned to suit a variety of lifestyles.



As you enter the property into the welcoming hallway, you are first greeted by a cosy living room featuring a charming log burner and a bay window that fills the space with natural light. This inviting room is perfect for relaxing or entertaining guests. Beyond the living room, the ground floor flows into a spacious dining room which leads through to the well-appointed kitchen, offering wall and base units with integrated appliances such as an eye level oven, hob, dishwasher and plumbing for a washing machine. Adjacent to the kitchen is a utility room with a convenient WC, adding practicality while maintaining a tidy and functional space for everyday tasks.



The first floor offers two well-sized bedrooms, each providing ample space and natural light. This floor also includes a contemporary main bathroom, designed with comfort in mind, along with a separate toilet to ensure convenience for all.

On the top floor, the third bedroom offers a private and tranquil retreat. Generously sized, this versatile space is perfect as a principle bedroom, a guest room, or even a dedicated home office, offering endless possibilities to suit your lifestyle.

At the rear, the property boasts a low-maintenance yard, providing a practical yet charming outdoor area for relaxation, entertaining, or gardening.

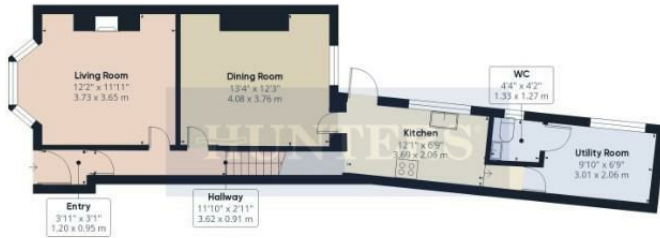
Call the office today to arrange your viewing of this stunning family home!



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**HMRC**  
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Ground Floor



Floor 1



Floor 2

## Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

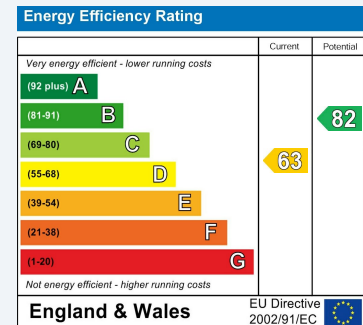
## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS®

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



(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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**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.