



## Scarborough Road, , Filey, YO14 9NJ

- Semi Detached House
- Off Road Parking & Garage
- Conservatory
- Three Bedrooms
- Gardens
- EPC Grade - TBC

**Guide Price £220,000**





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## DESCRIPTION

Hunters are delighted to offer this attractive and well-presented three-bedroom family home, ideally positioned within close proximity to Filey's town centre. The location provides easy access to a wide range of local amenities including shops, cafés, restaurants, schools, medical facilities and excellent transport links.

The accommodation is thoughtfully arranged over two floors. Upon entering the property, you are welcomed into a hallway leading through to a generous living room, creating a warm and inviting space ideal for relaxing or entertaining. To the rear, a well-appointed kitchen offers ample storage and worktop space for everyday living and flows seamlessly into a bright conservatory, which enjoys pleasant views over the rear garden and provides a versatile additional reception space suitable for dining or unwinding throughout the year.

The first floor comprises three bedrooms, making the home perfectly suited to families, couples or those requiring space for a home office, alongside a family bathroom.

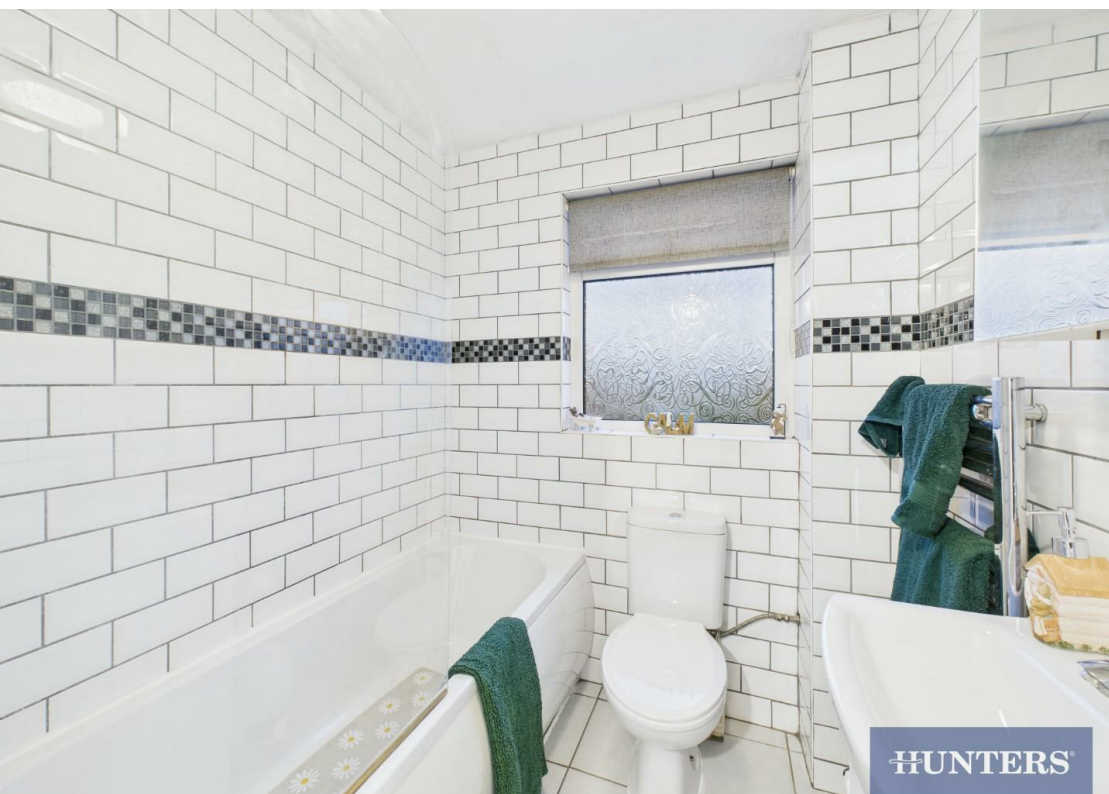
Externally, the property benefits from both front and rear gardens, with the rear garden being predominantly patio, offering a low-maintenance yet inviting outdoor space ideal for alfresco dining and summer entertaining. A garage provides valuable off-road parking or additional storage.

Further benefits include gas central heating and double glazing throughout. This property represents an excellent opportunity for buyers seeking a well-located home with flexible living space in a popular coastal town.

Early viewing is highly recommended — contact us today to arrange your appointment.



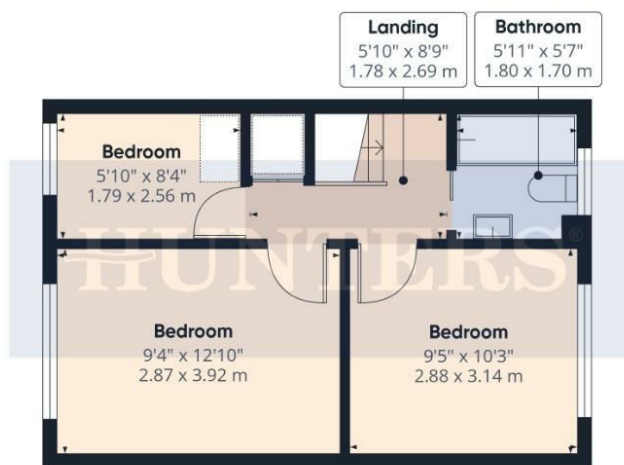








Ground Floor



Floor 1

### 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**

Approximate total area<sup>(1)</sup>  
848 ft<sup>2</sup>  
78.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## 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.

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

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.