

355A Filey Road, Scarborough YO11 3JG Guide Price £675,000









This MODERN and IMPOSING, THREE BEDROOM DETACHED 'Chalet Style' house of INDIVIDUAL DESIGN occupies an enviable elevated position on the SOUTH SIDE of Scarborough with FANTASTIC OPEN ASPECT SEA VIEWS over Scarborough to the Castle as well as down the coast over Cayton Bay. The property provides well appointed LUXURY LIVING ACCOMMODATION throughout with a FEATURE MASTER BEDROOM with STUNNING EN-SUITE BATHROOM and WALK-IN DRESSING ROOM, a LUXURIOUS KITCHEN/DINER, INTEGRAL GARAGE.

The accommodation briefly comprises on the lower ground floor level is an entrance hall with stairs to the ground floor, downstairs WC and an integral garage. To the ground floor of the property lies; study room with stairs to the entrance level, lounge with patio doors to dual aspects both providing 'armchair' sea views, a bespoke breakfast kitchen/diner with a range of integrated appliances and double doors to the rear garden, feature hallway with stairs leading to the first floor, a double bedroom with modern en-suite shower room and built-in wardrobes, a further double bedroom with builtin wardrobes plus a modern house bathroom with white three-piece bathroom suite. To the first floor lies a feature master bedroom with a generous walk-in wardrobe and a beautiful en-suite bathroom with a walk-through shower and underfloor heating. Externally, to the front of the property lies block paved driveway with ample off-street parking with access to the garage. To the rear of the property lies a landscaped multi-level paved garden and feature lighting. The property is fully enclosed with wall boundaries and electric double gates with secure entry intercom system.

This property is located at the top end of Filey Road close to Osgodby on an elevated plot close to local amenities including South Cliff Golf Club, Scarborough TEC, Wheatcroft Primary School and St Martin's Primary Schoolideal for families.

ACCOMMODATION:

ENTRANCE LEVEL

Garage 14'5" x 14'1"





Entrance Hall 12'6" max x 6'7" max

WC 5'3" x 2'7"

GROUND FLOOR

Hall 17'5" max x 16'9" max

Lounge 14'1" x 11'10"

Kitchen/Diner 20'8" x 11'2"

Office/Bedroom Four 12'10" x 9'10"

Bathroom 6'11" x 6'11"

Bedroom Two

En-suite 4'11" max x 4'7" max

Bedroom Three 11'10" max into wardrobes x 9'6"

FIRST FLOOR

Master Bedroom 16'9" max x 11'6" max

En-suite 13'9" max x 8'6" max

Dressing Room 24'7" max x 5'11"

Details Prepared TLPF/040124

Interested? Get in touch:

19 St.Thomas Street, Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk www.cphproperty.co.uk



e.sales@cphproperty.co.uk | cphproperty.co.uk 19 St.Thomas Street, Scarborough YO11 1DY CPH Property Services



bropertymark naed

bropertymark arla



гопис

КІДСНЕИ/DINEВ

евопир егоов



particulars contained. C132







2002/91/EC

EU Directive

Current Potential

in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim

whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further

England & Wales

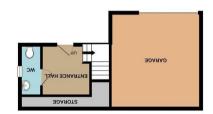
Not energy efficient - higher running costs

Very energy efficient - lower running costs

Energy Efficiency Rating

enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose



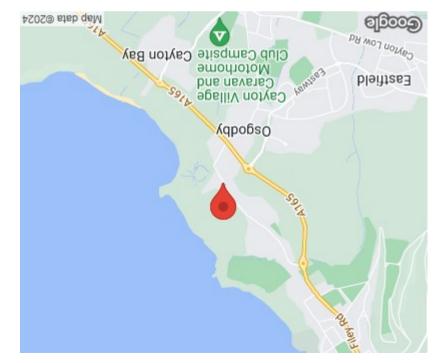


ROOTH BONARTINE





FIRST FLOOR



2002/91/EC

EU Directive

Potential

England & Wales

(39-54)

(89-55) (08-69)

(16-18) (80 gld (80)

Not environmentally friendly - higher CO2 emission:

Very environmentally friendly - lower CO2 emission

Environmental Impact (CO₂) Rating