



23 Scarborough Road, Filey, YO14 9EG  
Offers In Excess Of £250,000

CPH  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- MODERN BREAKFAST KITCHEN/DINER
- SUN ROOM AND LOFT ROOM
- LAWNED GARDENS
- POPULAR LOCATION WITHIN FILEY
- NO ONWARD CHAIN

NEW to the market is this THREE BEDROOM SEMI-DETACHED HOME which is set within the popular seaside town of FILEY. This property would make an EXCELLENT FAMILY HOME and has a MODERN BREAKFAST KITCHEN/DINING ROOM, SUN ROOM, LOFT ROOM, LAWNED GARDENS and NO ONWARD CHAIN.

This property briefly comprises on the ground floor; porch, hallway with stairs up to the first floor and understairs storage, bay fronted lounge with fireplace, dining area with double doors out to a sun room and an opening to the modern breakfast kitchen. To the first floor of the property lies a landing, three bedrooms, house bathroom and a separate WC. Furthermore, to the second floor lies an attic level which has a loft room. Externally, to the front and side of the property are lawned gardens. To the rear of the property is a paved area. Filey is an ideal coastal location for families or anyone looking for a fine stretch of good sand for walks from the rocky peninsula of Filey Brigg in the north down to Bempton, home to an RSPB reserve. The property itself lies within close range of a variety of amenities including a supermarket, eateries, local shops, Train/Bus station and much more.

Early internal viewing does come highly recommended due to the space, setting and location on offer. To arrange a viewing please contact CPH today on 01723 352235





## ACCOMMODATION

### GROUND FLOOR

Porch

Hallway

13'5" x 6'10" max

Lounge

15'1" max into bay x  
12'9" max

Dining Area

12'1" x 11'9"

Kitchen

16'8" x 7'10"

Sun Room

9'6" x 5'10"

### FIRST FLOOR

Landing

11'1" max x 7'10"  
max

Bedroom One

12'1" x 11'9" max

Bedroom Two

11'9" x 8'6"

Bedroom Three

7'10" x 7'2"

Bathroom

7'10" x 5'6" max

WC

4'7" x 2'7"

ATTIC

Loft Room

14'1" x 8'10" max

Details Prepared

**TLGVPF/120424**

**Interested? Get in touch:**

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

**CPH**

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



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

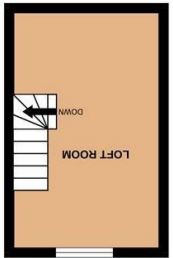
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential
Energy Efficiency Rating	



TOTAL FLOOR AREA: 1175 sq ft (109.1 sq m) approx.  
 Which every attempt has been made to ensure the accuracy of the floorplate contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024



1ST FLOOR  
 665 sq ft (61.2 sq m) approx.



2ND FLOOR  
 126 sq ft (11.7 sq m) approx.



GROUND FLOOR  
 585 sq ft (54.2 sq m) approx.