



colin ellis

**Filey Road,
Scarborough, YO11 3JG**

Colin Ellis welcomes to the market an IMPOSING DETACHED property with FANTASTIC SEA VIEWS. Benefitting from TWO reception rooms, FOUR double bedrooms, THREE bathrooms, a LARGE kitchen/diner with CENTRAL COOKING ISLAND, utility room, GARDENS, DRIVE, TWO garages and a LOFT ROOM which could be converted (subject to necessary planning and permissions). The SEA, CASTLE AND COUNTRYSIDE VIEWS are nothing but CAPTIVATING so VIEWINGS ARE A MUST in order to appreciate the SIZE, LOCATION AND VIEWS on offer.

Guide Price £750,000

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FULL

Briefly comprising of an entrance vestibule leading to hall, bay fronted lounge with exposed brick fireplace and wooden beam across, dual aspect dining room, modern kitchen with integrated appliances and central cooking island, boiler room, utility room and a downstairs WC. The first floor offers four double bedrooms, both master and second bedroom benefitting from en-suite's and a family three piece bathroom suite. Outside benefits from landscaped wrap around gardens lapping up stunning sea views. To the side and rear aspects is a patio area, decking area with hot tub and summer houses with power and lighting. To the front of the property is a long driveway leading up from the road with ample off road parking and two garages.

PORCH/HALLWAY

Coving, wooden flooring, uPVC double glazed door, double radiator and power points.

LOUNGE

8.7 x 4.2 (28'6" x 13'9")

Coving, sea views, feature fire place, uPVC double glazed windows, double radiator and power points.

DINING ROOM

5.3 x 4.3 (17'4" x 14'1")

Sea views, wood flooring, electric fire, uPVC double glazed windows and double radiator.

KITCHEN/BREAKFAST ROOM

5.7 x 7.5 (18'8" x 24'7")

Base, wall and drawer units, central cooking island with extractor hood, wine cooler, two integrated ovens, hob, microwave and dishwasher, space for fridge/freezer, sink/drainer unit, uPVC double glazed door, three double glazed electric velux window and two feature radiators.

UTILITY

4.3 x 1.6 (14'1" x 5'2")

Base, wall and drawer units, wood work top, tiled splash back, space for tumble dryer and washing machine, sink/drainer unit, mixer tap, uPVC double glazed window and access to garage.

BOILER ROOM

Tiled floor and boiler.



DOWNSTAIRS WC

2.2 x 2.0 (7'2" x 6'6")

Basin with vanity, low flush wc, uPVC double glazed window, double radiator and wood flooring.

LANDING

Coving, loft access, uPVC double glazed window and power points.

BEDROOM ONE

5.1 x 4.3 (16'8" x 14'1")

Coving, sea views, uPVC double glazed windows and double radiator.

EN-SUITE

2.8 x 2.0 (9'2" x 6'6")

Panel bath, low flush wc uPVC double glazed window, ladder radiator and sink with vanity.

BEDROOM TWO

4.9 x 4.3 (16'0" x 14'1")

Coving, uPVC double glazed windows, double radiator and power points.

EN-SUITE

2.8 x 0.9 (9'2" x 2'11")

Shower cubicle, low flush wc and sink with vanity.

BEDROOM THREE

4.9 x 4.3 (16'0" x 14'1")

Coving, sea views, double radiator, uPVC double glazed windows and power points.

BEDROOM FOUR

3.7 x 3.6 (12'1" x 11'9")

Sea views and uPVC double glazed windows.

BATHROOM

2.5 x 1.8 (8'2" x 5'10")

Panel bath, basin with vanity, low flush wc, electric shower over bath, uPVC double glazed frosted window and ladder radiator.

OUTSIDE

To the front is a drive with ample parking, access to two garages and a front garden with a sitting area. The sides and rear offer enclosed gardens, patio area and hot tub area with sea and castle views.



GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



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1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 2355 sq.ft. (218.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Filey Road - 18590938
Council Tax Band - E
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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