



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

*£280,000*

- *DETACHED FAMILY HOME*
- *SEA VIEWS*
- *GARAGE*
- *IDEAL 'FOREVER HOME'*
- *THREE BEDROOMS*
- *VAST, LAWNED GARDENS TO FRONT AND REAR*
- *POPULAR RESIDENTIAL AREA*
- *THREE RECEPTION ROOMS*
- *DRIVEWAY*
- *DOWNSTAIRS W/C*



## 313 Filey Road, Scarborough YO11 3JG

**Andrew Cowen Estate Agents welcome to the market this SIZEABLE, THREE BEDROOM, DETACHED FAMILY HOME situated within a POPULAR RESIDENTIAL LOCATION boasting THREE RECEPTION ROOMS, TWO BATHROOMS and VAST, LAWNED GARDENS TO THE FRONT AND REAR, plus GARAGE and OFF-STREET PARKING. This property would suit a NUMBER OF BUYERS, including those looking to find their 'FOREVER HOME'**



Council Tax Band: D



*This spacious accommodation briefly comprises; entrance hallway leading into the inner hallway which provides access into the sizable, front facing lounge with large bay window and feature fireplace. There is a fitted kitchen which offers a range of base and wall units, plus ample worktop space. There is a utility from the kitchen which houses a number of household appliances and is ideal for storage purposes. This property boasts a further two reception rooms which could be utilized as a study, dining area or additional bedroom. There is also an additional downstairs W.C adjacent to the utility room. To the first floor, the property features three good-sized bedrooms and a three-piece family bathroom suite with shower cubicle. Externally, the property offers lawned gardens to the front and rear, with the rear having a tiered garden with patio area, ideal for outdoor dining. There is a driveway to the front to host multiple vehicles, plus a brick built garage.*

*Located in the Osgodby area the property offers excellent access to coastal walks along the Cleveland Way and down onto the nearby Cayton Bay. Also within the village are drinking and eating establishments and also a nearby regular bus route into Scarborough.*

*Viewing is essential to appreciate the space, position and feel that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

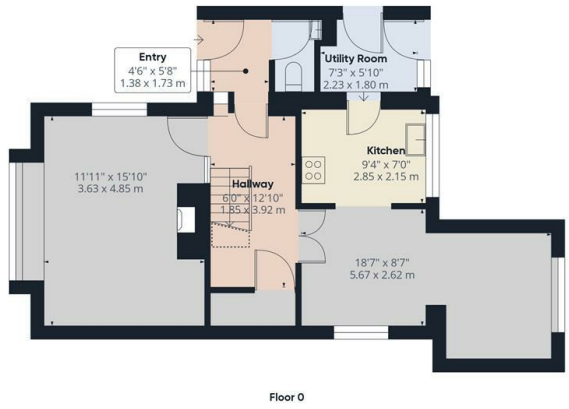




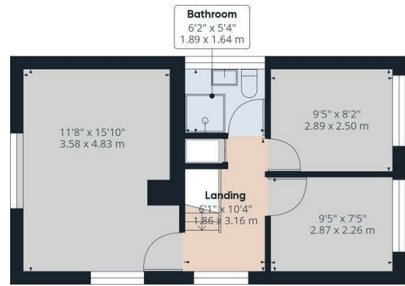








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1045.67 ft<sup>2</sup>  
97.15 m<sup>2</sup>

Reduced headroom

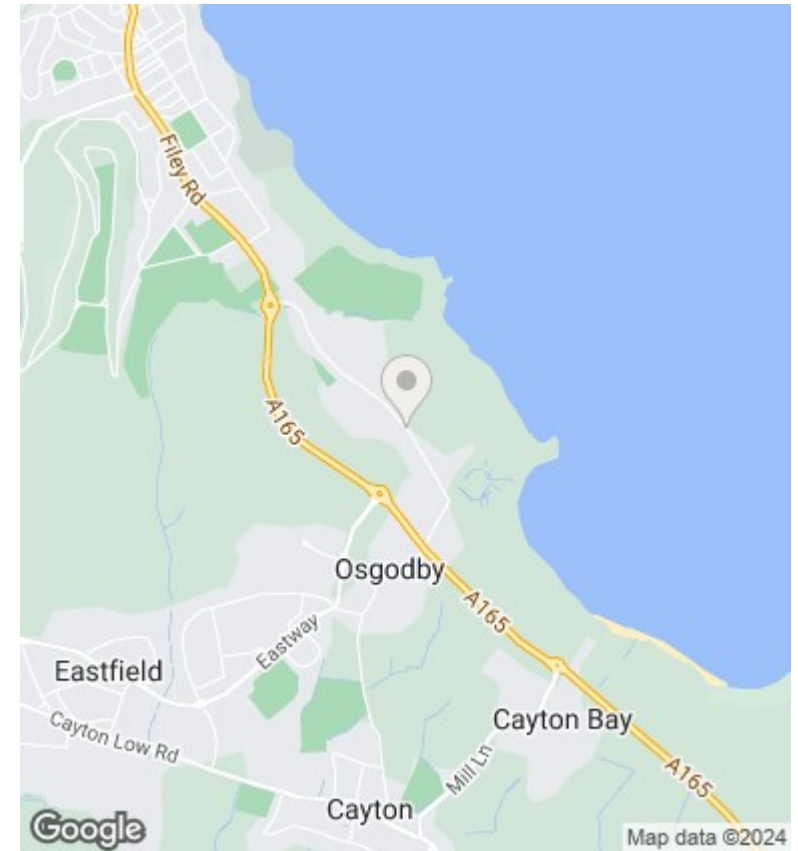
13.98 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Viewings

**Viewings by arrangement only.  
Call 01723 377707 to make an appointment.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	