

colin ellis



Scarborough Road, Filey, YO14 9NJ

Offers In Excess Of £145,000

Well presented throughout this two bedroom mid terraced house is located in the coastal town of Filey with its sandy beaches, local amenities and friendly community. Viewing is highly recommended to appreciate this property.



Well presented throughout this two bedroom modern build terraced house benefits from two double bedrooms and a garage. The property is located in the popular coastal town of Filey with its beautiful seafront and has great local amenities. Downstairs the property has an entrance hall leading to the living room with feature fireplace and under stairs storage and a fitted kitchen with some built in appliances and dining area. Upstairs there are two double bedrooms, one overlooking the front and one overlooking the rear and a good sized bathroom with three piece suite and shower over the bath. Outside to the front is a lawned garden and to the rear is a enclosed private garden leading to a single garage and parking space.

DIRECTIONS

From Filey train station take a right turn out of Station Approach then at the roundabout take the first exit, at the next mini roundabout take the first exit then immediately take the right turn onto the A1039, at the next roundabout take the first exit onto Scarborough Road with the property located on the right hand side.

ENTRANCE HALL

uPVC front door leading to hallway with ceiling light and door to living room.

LIVING ROOM

16' 0" x 11' 7" (4.90m x 3.55m)

Spacious living room with feature fireplace, uPVC double glazed window overlooking the front, radiator, ceiling lights, stairs, under stairs storage cupboard and door to kitchen.

KITCHEN

11' 6" x 8' 8" (3.51m x 2.65m)

Fitted kitchen with oak style cupboards and drawers





with black worktops, built in gas hob, oven, extractor, slimline dishwasher, space for washing machine and fridge freezer, wall mounted boiler, tiled splashbacks, ceiling light, uPVC window and door to rear garden, stainless steel sink with matching mixer tap and door to living room.

LANDING

Stairs leading to landing with ceiling light and access to part boarded loft.

BEDROOM ONE

11' 8" x 9' 9" (3.56m x 2.99m)

Good sized double bedroom with uPVC double glazed window overlooking the front, radiator, ceiling light and door to landing.

BEDROOM TWO

11' 7" x 8' 11" (3.55m x 2.74m)

Second good sized double bedroom with uPVC double glazed window overlooking the rear garden, radiator, ceiling light, over stairs storage cupboard and door to landing.

BATHROOM

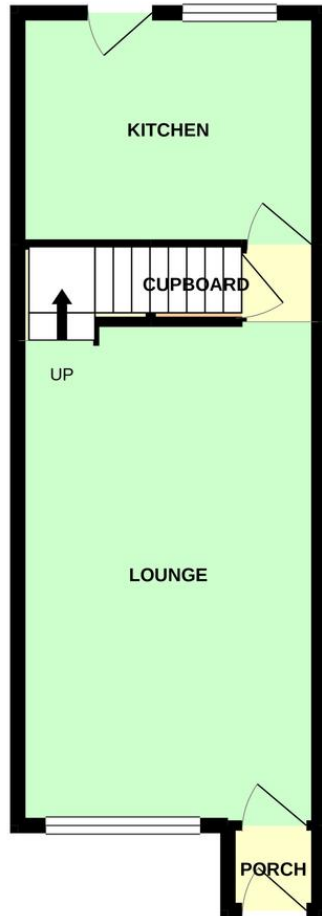
8' 5" x 5' 5" (2.58m x 1.67m)

Well proportioned bathroom with three piece suite in white with electric shower over the bath, glass shower screen, part tiled walls, ceiling light, extractor, radiator, over stairs storage cupboard and door to hallway.

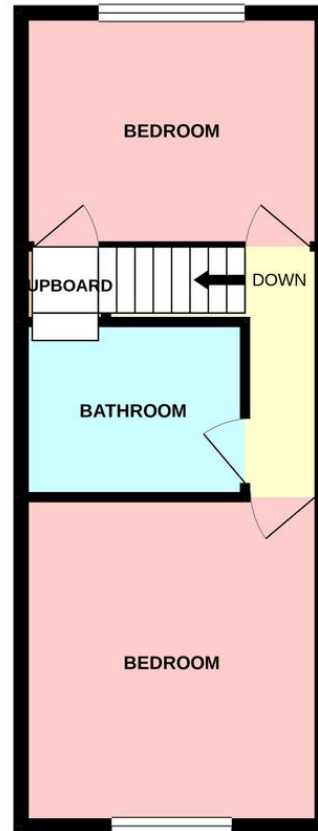
OUTSIDE

To the front is a lawned garden with fencing and path to front door, to the rear is an enclosed private garden leading to a single garage with power and lighting and a car park space for off road parking.

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



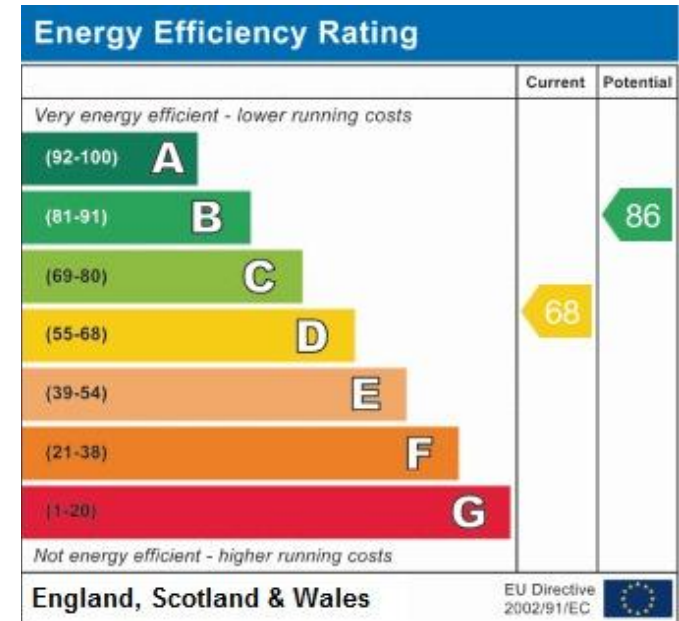
TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.

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.

Council Tax Band: Band B



Scarborough Road - Reference Number: 11029



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk