

**SOUTH BAY VIEW  
FILEY ROAD  
SCARBOROUGH YO11 3JG  
£449,950**



# South Bay View, Filey Road – Property Number 109534



Outstanding sea, coast and south bay views are on offer from this quality five bedroomed home located towards the top of Filey Road. This individually designed property offers versatile and practical accommodation laid out over three floors having spacious, well thought out rooms which comprise of lower ground floor having impressive 30' snooker/games room with bar, two bedrooms, cloaks/utility/boiler rooms. On the ground floor is a large lounge with sea view, double doors lead to a particularly large dining room which gives access to a rear facing uPVC double glazed conservatory. There is an eye catching dining kitchen with central island and gas range cooker with uPVC doors leading out onto a front facing terrace with superb sea, coast and south bay views. A family bathroom and double bedroom complete the ground floor accommodation. On the first floor is a large and well fitted out master bedroom again with views and en-suite shower room along with further bedrooms. Outside is a block paved driveway and parking area which leads to a double garage with automatic door. To the front there are border gardens and raised terrace. To the rear is a lovely landscaped garden with lawn and borders plus seating area. The property also benefits from gas central heating and uPVC double glazing. Only internal inspection will allow you to fully appreciate what this eye catching home has to offer.



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## LOCATION

From Scarborough Railway Station proceed over Valley Bridge onto Ramshill and Filey Road, this property is on the right hand side towards the top of Filey Road.

## ENTRANCE

uPVC double glazed front door to vestibule.

## VESTIBULE

Coved ceiling, ceiling light, radiator with thermostatic valve, half glazed door to split level hallway.

## SPLIT LEVEL HALLWAY

Coved ceiling, wall light points plus ceiling light point, double radiator, central heating, alarm pad control, uPVC double glazed door and matching side panel to side.



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## **DINING KITCHEN** 16'6" x 14'0" [5.03m x 4.27m]

Modern one and a half bowl ceramic sink unit with swan neck mixer tap, tiled splashbacks, extensive range of fitted base, wall and drawer units in maple style some with glazed and leaded fronts, co-ordinating red granite effect open work surfaces and central island with wine rack and open ended shelving, space for range style cooker with fitted stainless steel canopied extractor, space for fridge and freezer, plus dryer and plumbed for automatic dishwasher, oak effect laminate flooring, inset halogen spotlights, illuminated work surfaces, double radiator, uPVC double glazed window with leaded and belved glass top lights to side, uPVC double glazed French doors opening out onto galleried balcony with superb sea, coast and south bay views, four panelled doors to hallway and vestibule.

## **LOUNGE** 19'4" x 17'10" [5.89m x 5.44m]

Feature fire surround with conglomerate marble back and hearth, inset living flame electric fire, coved ceiling, wall light points, t.v point, alcoves, two radiators with thermostatic valves, uPVC double glazed bay window overlooking the front with spectacular sea, coast and south bay views, four panel door being part glazed to hallway, half glazed double doors leading through to dining room.



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## **DINING ROOM** 16'6" x 13'4" [5.03m x 4.06m]

Coved ceiling, ceiling light, double radiator with thermostatic valve, four panel door to hallway, half glazed double door to lounge, uPVC double glazed French doors with matching side panels leading through to conservatory.

## **UPVC D.G. CONSERVATORY** 12'4" x 10'3" [3.76m x 3.12m]

Having polycarbonate roof, uPVC double glazed windows and French doors onto rear garden, laminate floor.

## **BEDROOM 1** 14'4" x 9'3" [4.37m x 2.82m]

Fitted wardrobe, overhead cupboards and drawer, inset halogen spotlights, additional sliding built-in wardrobes, radiator with thermostatic valve, uPVC double glazed window to the rear, four panel door to landing.



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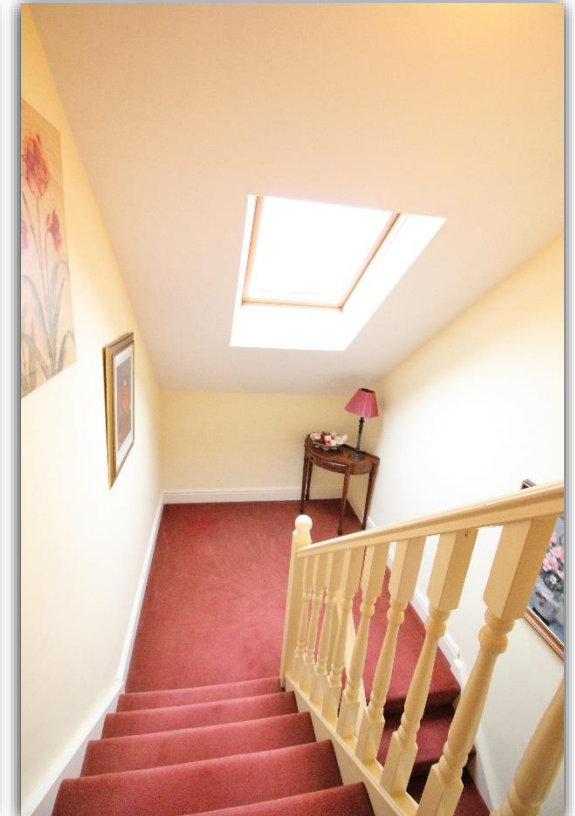
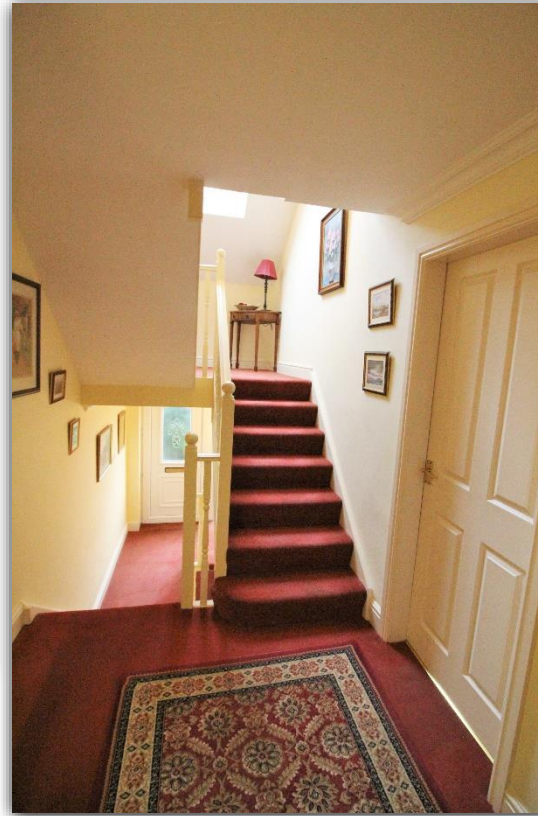


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## BATHROOM

Comprising of period style low flush w.c and hand basin, corner bath with gold effect fittings, vanity cupboard, open shelving, attractive marble effect tiled walls with feature central border, co-ordinating Travertine mosaic style floor, ornate coved ceiling, inset halogen lighting, extractor, radiator, uPVC double glazed window with frosted glass to the rear, four panel door to hallway.



## SPINDLE RETURN STAIRCASE

Velux double glazed window on half landing.

## LEADING TO FIRST FLOOR LANDING

Four panel door to loft access.



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## **BEDROOM 2** 17'3" x 16'7" [5.26m x 5.05m] **MASTER BEDROOM**

Extensive range of fitted wardrobes, drawers, dressing table and bedside display, t.v point, inset halogen spotlights, uPVC double glazed window overlooking the front with superb sea, coast and south bay views, double radiator with thermostatic valve, four panel doors to hallway and en-suite shower room.

## **EN-SUITE SHOWER ROOM**

Comprising of period style low flush w.c and hand basin in vanity cupboards with gold effect fitments, shower cubicle with Mira shower, attractive marble effect tiled walls with feature central border, co-ordinating ceramic tiled floor, radiator, inset halogen spotlight, shaver socket, uPVC double glazed window with frosted glass to the rear, four panel door to bedroom.

## **BEDROOM 3** 9'6" x 5'8" [2.9m x 1.73m]

Ceiling light, eaves access, radiator, Velux double glazed window with integrated blind to the front, four panel door to landing.



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## RETURN STAIRCASE

Leading down from ground floor hallway, walk-in cupboard.

## BEDROOM 4 14'0" x 9'3" [4.27m x 2.82m]

Fitted wardrobes, drawers and overhead cupboard, vanity mirror, radiator with thermostatic valve, inset halogen lighting, coved ceiling, shower cubicle with Mira shower, tiled walls, extractor, uPVC double glazed window to rear, four panel door to hallway.

## BEDROOM 5 9'2" x 9'1" [2.79m x 2.77m]

Coved ceiling, inset halogen lighting, radiator with thermostatic valve, uPVC double glazed window overlooking the rear, four panel door to hallway.



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## CLOAKROOM

Low flush w.c, hand basin in white, tiled walls with central classical border, co-ordinating tiled floor, radiator, ceiling light, four panel door to hallway, glazed door to boiler room.



## BOILER ROOM

Wall mounted Vokera gas boiler providing for radiators and domestic hot water, cylinder tank, ceiling light, uPVC double glazed window to the side.

## UTILITY AREA

Plumbing for automatic washing machine, space for dryer, tiled walls, tiled floor, ceiling light, six panel colonial style door giving internal access to garage.



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## **GAMES ROOM** 30'10" x 19'7" [9.4m x 5.97m]

Full sized snooker table with overhead light, bar area, seating area, two double radiators with thermostatic valve, wall light points, uPVC double glazed window overlooking the front, four panel door to hallway.

## **OUTSIDE**

To the front is block paved driveway and parking area leading to a double garage with automatic door, border gardens and raised terrace. To the rear is a lovely landscaped garden with lawn and borders plus seating area.

**EPC RATING: C**



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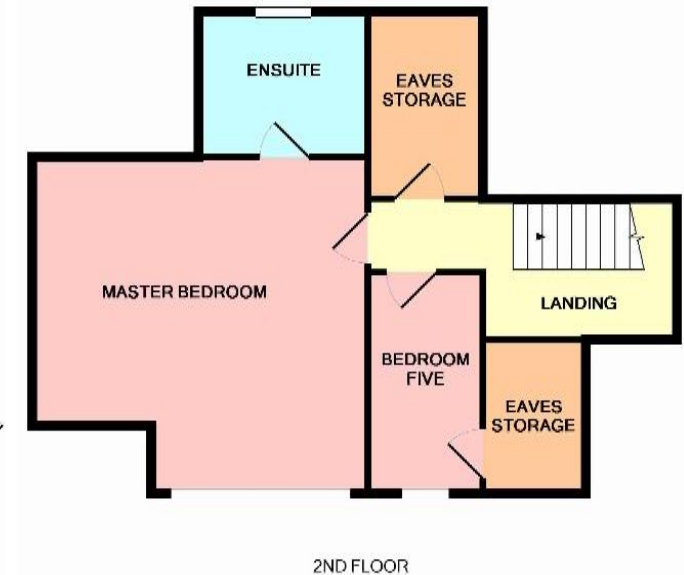
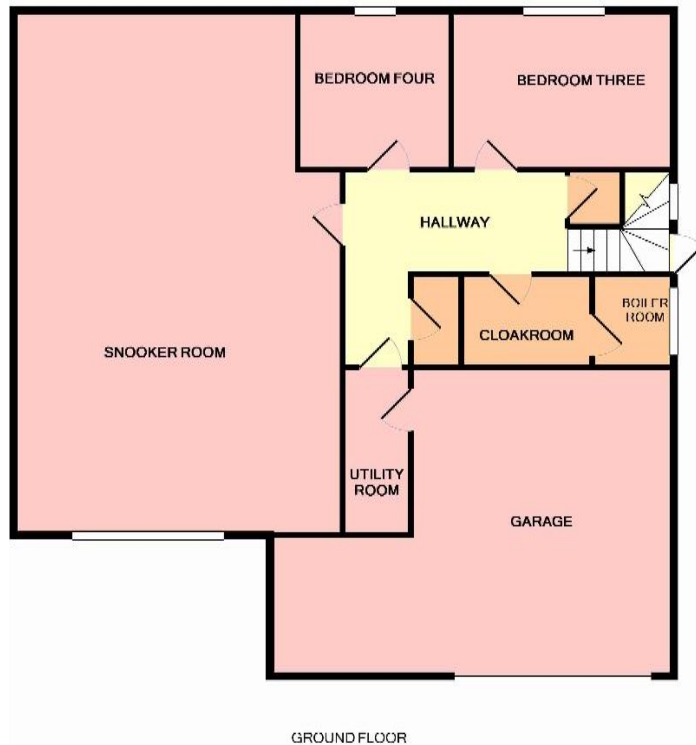
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For further details please contact  
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## RESIDENTIAL DISCLAIMER

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.



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