



## *205 Filey Road, Scarborough, YO11 3AE*

*Guide Price £250,000*

- SPACIOUS SEMI-DETACHED FAMILY HOME
- TWO GENEROUS DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- CONSERVATORY
- FRONT BAY WINDOWS
- GOOD TRANSPORT LINKS
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZING
- REAR SOUTH WEST FACING GARDEN
- SOUTH CLIFF LOCATION

## 205 Filey Road, Scarborough YO11 3AE

Andrew Cowen Estate Agents are delighted to welcome to the market this spacious two-bedroom semi-detached family home, situated within a popular residential location. Offering generous living accommodation throughout, the property benefits from two reception rooms, a conservatory, family bathroom, mature lawned rear garden, garage and off-street parking, making it an ideal purchase for a wide range of buyers, including those searching for a long-term or “forever” home.



Council Tax Band: D



The accommodation briefly comprises an entrance hallway leading to a bright front-facing lounge, featuring a large bay window and an attractive fireplace. This flows through to a generous conservatory which enjoys views over the rear garden, creating a versatile additional living space. Also to the ground floor is an additional living space and fireplace, great for those cosy evenings, a modern three-piece shower room and a white gloss fitted kitchen offering a range of base and wall units, integrated fridge freezer, ample worktop space and a Drayton floor-standing boiler.

To the first floor are two well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while the second bedroom features an additional adjoining room which could be utilised as a walk-in wardrobe or further en-suite. There are also two further rooms providing excellent storage options.

Externally, the property offers a large mature lawned south west facing garden ideal for outdoor dining and entertaining. To the front is a driveway providing off-street parking for multiple vehicles, along with a garage. Located in the popular Osgodby area, the property enjoys excellent access to scenic coastal walks along the Cleveland Way and down to nearby Cayton Bay. The village also offers a selection of local pubs and eateries, along with a regular bus service providing access into Scarborough.

Early viewing is highly recommended to fully appreciate the space, position and overall feel of this fantastic home. Please contact our friendly Sales Team on 01723 377707 to arrange your viewing today.





Floor 0



Floor 1



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

1571 ft<sup>2</sup>

146 m<sup>2</sup>

**Reduced headroom**

94 ft<sup>2</sup>

8.7 m<sup>2</sup>

(1) Excluding balconies and terraces

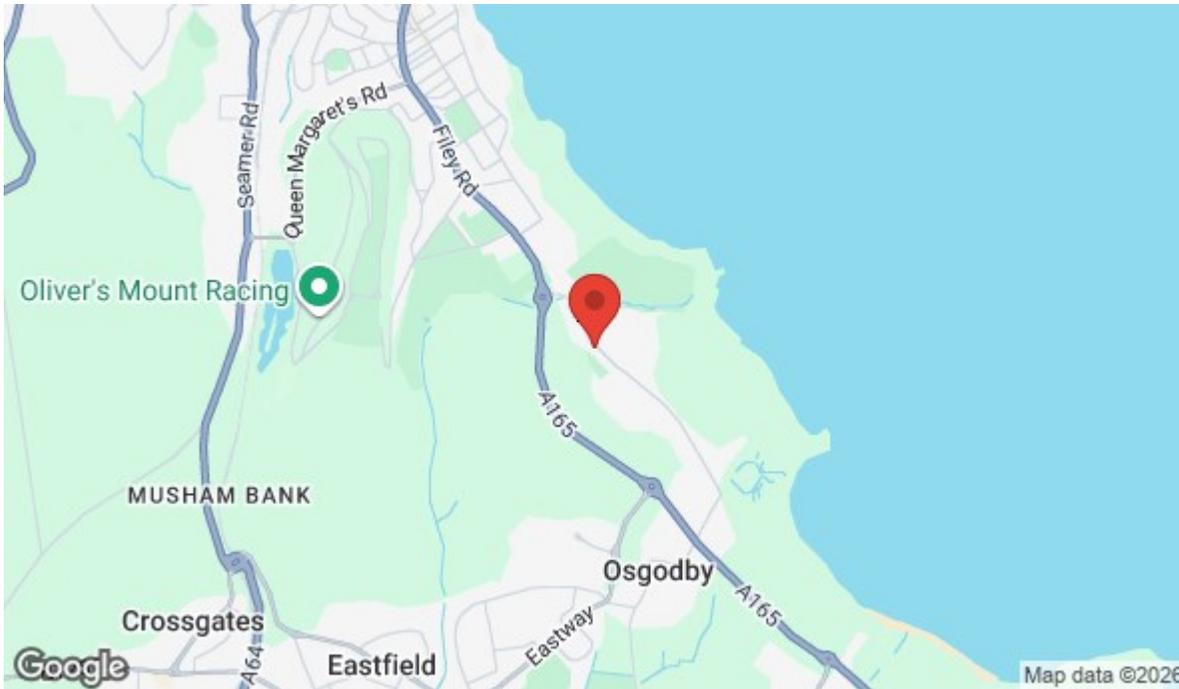
**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</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	



**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**

**View our website here!**