

£310,000

Scarborough

1 Bathrooms

4 Bedrooms

2 Receptions

GATED ACCESS TO PATH LEADING TO UPVC FRONT PORCH

PORCH
With window to the side with views over the fields and sea, inner front door leading into the

HALLWAY
With radiator, wood flooring, under stairs cupboard and stairs leading to the first floor.



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LOUNGE
11'7"x20'5"
With window overlooking the front, sides and in to porch, gas fire with wood surround, three radiators, coved ceiling and stripped wood flooring.

UTILITY ROOM
8'10"x8'0"
With a range of white floor and wall units with worktops, space for washing machine, fridge/freezer & stripped wood floor and wood ceiling. With door leading to rear garden.



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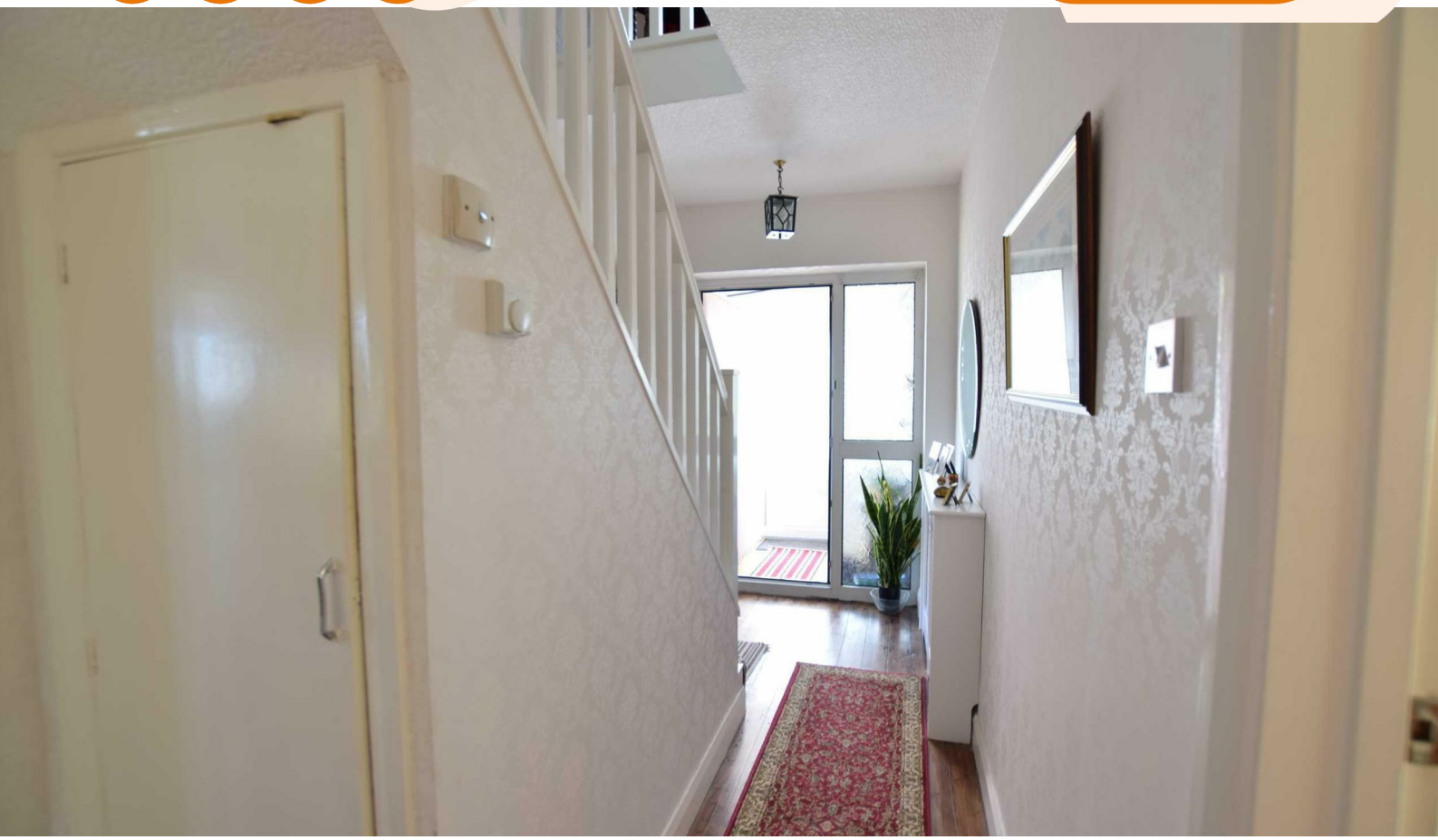
1 Bathrooms

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STUDY
8'8"x8'0"
With radiator, stripped wood floor and wood ceiling and windows overlooking the rear and side.

KITCHEN
20'7"x9'5"
With a range of cream wall and base units, stainless steel sink, space for fridge/ dishwasher, space for a range cooker, fitted extractor fan, radiator, T.V point, stripped wood floor, windows overlooking the rear and front, space for dining table/seating area, hatch into dining room, french doors leading to



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DINING ROOM
With large windows to front and feature window to the side overlooking the fields and sea. Double uPVC doors to garden/ patio area, two radiators, vaulted high ceiling.

STAIRS LEADING TO FIRST FLOOR

LANDING
With radiator and uPVC window overlooking the front with views of the fields and the sea.



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BEDROOM 1
11'7"x13'9"
Double bedroom with radiator and uPVC windows overlooking the front and side with views over the fields and sea.

BEDROOM 2
11'7"x7'6"
Single carpeted room, with radiator and windows overlooking the side.

BEDROOM 3
11'7"x7'1"
With fitted storage, radiator, carpeted and window overlooking the rear.



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BEDROOM 4
9'9"x8'0"
Double bedroom with radiator and uPVC windows overlooking the front and side.

W.C
3'5"x4'11"
Tiled around with uPVC window overlooking the rear.

WASH ROOM
4'9"x4'11"
Tiled around with W.C, hand basin, towel rail and uPVC window overlooking the rear.



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BATHROOM
7'1"x8'0"
Sink unit with built in storage and feature panel bath with shower over, storage cupboard housing the hot water tank, stainless steel heated towel rail, inset spot lights, tiled walls and floor and uPVC window overlooking the rear.

SOUTHERLY FACING REAR GARDEN
Paved with two seating areas, borders, summer house and access to a brick built garage, outside W.C, store cupboard and gate leading to the front of the property.



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FRONT GARDEN
Nicely enclosed with gated access at each side, one side leading to a driveway and single garage and the other leading to the rear garden via a gate, block paved areas, borders, shrubs and views overlooking the fields and sea.

DIRECTIONS
From the station proceed over Valley Bridge onto Filey Road, follow the A165 to the new roundabout, turn left on to old Filey Road, follow the road along turning left on to Cornelian Drive, follow the road round and the property is on the right.