

ESR9369

***WHEATCROFT TOWERS, 92 FILEY ROAD
SOUTH SIDE SCARBOROUGH***



PRICE GUIDE £645,000

A Fine Detached House of Considerable Character, Situated on the South Side of Scarborough, set in over Half an Acre of Grounds with Splendid Views over the Town and Heritage Coastline.

Marketed for the First Time in Thirty Five Years

GROUND FLOOR:

Entrance Porch:

Tiled floor, open pitched roof arrangement, original oak inner door flanked by leaded light panels to;

Hallway:

Oak panelled dado and matching internal doors, period ornate radiator, telephone point, ceiling cornice.



Lounge/Dining Area:

29'8" overall x 17'6" (9.04m overall x 5.33m) Panelled oak dado surround with matching feature fireplace which incorporates an inset marble surround and matching hearth with coal effect gas fire. Period radiator, feature panelled ceiling with ceiling cornice surround, four wall light points, rear patio door to sun terrace.

Additional patio door provides access to;



Conservatory:

9'4" x 7'0" (2.84m x 2.13m) Wood laminate floor, views over the garden and coastline, double doors provide access to sun terrace.

Kitchen:

15'0" x 8'0" (4.57m x 2.44m) Completely refitted with cottage style units including a range of cupboards and drawers with wood block effect work surfaces, inset 1 1/2 bowl stainless steel sink and mixer tap. Electric hob. Tiled surround. Matching range of wall cupboards with concealed lighting. Built in dishwasher. Recess ffitment with built in oven and microwave, integrated fridge freezer and storage. Period radiator with shelf over, wood laminate floor, inset spot lighting with ceiling cornice.

Door from kitchen to;



Side Porch:

Plumbing for automatic washing machine, door to garden. Door to cellars (see below).

Door from central hallway to side lobby and;

Bedroom:

17'7" x 13'0" plus door recess (5.36m x 3.96m plus door recess) Period style built in wardrobes with matching recessed vanity ffitment complete with mirrored back and two wall lights. Two arched recess ffitments with display shelving. Two wall light points, telephone point, secondary glazed window, radiator. Door to;



En Suite Bathroom:

Lilac coloured suite comprising: panelled bath with shower ffitment over, vanity ffitment with inset basin and low level WC. Heated towel rail, fully tiled walls, laminate floor.

Door from central hallway to;

Side Lobby:

Oak panelled dado and understairs storage cupboard. Opening to;

Side Hallway:

Link door to lounge (not currently used). Built in wardrobes, double glazed window.

Bedroom (front):

12'11" x 12'2" plus front bay (4.24m x 3.71m plus front bay) UPVC double glazed front window, period radiator, ceiling cornice, walk in storage area with link to entrance hallway.



Bathroom:

Part tiled walls, double shower cubicle with mixer and seat ffitment, vanity unit with inset basin and tile surround, low level, uPVC side and rear window, radiator, ceiling cornice.

Second Front Entrance:

With link door from porch to;

Hallway:

Panelled dado. Link door to ground floor flat. Original stairs with period panelling and balustrading to;

FIRST FLOOR:

FLOOR PLANS:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser.

PHOTOGRAPHS:

Photographs may have been taken with a wide angle lens and are provided as a guide only and are not necessarily current. Photographs may also show areas outside the boundaries of the property. Items shown cannot be assumed to be included in the sale.

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