



WILLOW GREEN

ESTATE AGENTS



Flat 3 31 Deepdale Avenue Scarborough, YO11 2UF

Guide price £299,950

Set within the highly regarded Deepdale Avenue, this impressively proportioned first-floor apartment in Weaponness House offers over 2,400 sq ft of versatile living space in one of Scarborough's most prestigious residential locations. Positioned within approximately one acre of beautifully maintained grounds, the property is offered with no onward chain and presents a rare opportunity to create a bespoke home in a truly enviable setting.

Accessed via its own private entrance, stairs lead to a large entrance hall that provides access to all principal rooms. The 21ft dual-aspect lounge enjoys far-reaching views over the grounds and towards South Cliff Golf Club, while the spacious kitchen/breakfast room (approx. 140 sq ft) features a wide range of existing fittings and is complemented by a separate utility area plumbed for laundry appliances. A formal dining room offers further flexibility for entertaining.

The accommodation includes a generously sized master bedroom with en suite shower room and level-access walk-in shower, and a bay-windowed second double bedroom to the side aspect, complete with fitted furniture and a hand basin. A well-appointed family bathroom features a three-piece suite with bath and shower.

A staircase from the hall leads to the second-floor bonus room, ideal for use as a guest bedroom, home office, games room, or cinema space, and also provides eaves storage.

The apartment is warmed by central heating throughout, and ownership includes two private garages and access to resident parking within the grounds.

This freehold property forms part of a well-managed residence, with a Deed of Covenant in place, run in-house at approximately £130 per month, covering building insurance and communal garden/area maintenance. Please note, holiday letting, short-term leases, and pets are not permitted—interested parties should make their own enquiries to confirm.

A unique opportunity to secure a truly expansive apartment in an exclusive setting.

PRIVATE ENTRANCE

Door to the front aspect, window to the side aspect, stairs to the entrance hall.

ENTRANCE HALL

Window to the side aspect, storage cupboard, telephone, point, radiator, power points, stairs to the second floor.

LOUNGE

22'11" x 16'0" (7.0m x 4.90m)

Window to the side, bay window to the front aspect with view, stone feature fireplace with open fire, TV point, radiator and power points.

KITCHEN

13'11" x 10'5" (4.25m x 3.20m)

Windows to the rear and door to the rear giving access to the fire escape, range of wall and base units with roll top work surface, sink and drainer, integrated electric double oven with four ring hob, extractor hood, space for under the counter fridge freezer, space for dishwasher, radiator and power points.

BEDROOM ONE

21'11" x 16'0" (6.70m x 4.90m)

Windows to both sides, fitted wardrobes, walk in storage cupboard, radiator and power points.

EN SUITE

Window to the side aspect, white three piece suite comprising of low flush WC, wash hand basin, walk in level double shower cubicle with electric shower, extractor fan.

BEDROOM TWO

14'1" x 12'9" (4.30m x 3.90m)

Bay Window to the side aspect, fitted wardrobes, vanity wash hand basin, Tv point, radiator and power points.

BATHROOM

Window to the side aspect, white three piece suite comprising of low flush WC, wash hand basin, bath with electric shower over, radiator.

UTILITY

Window to the side plumbing for washing machine, space for tumble dryer, under the stairs storage cupboard.

BEDROOM THREE/DINING ROOM

13'1" x 9'10" (4.00m x 3.00m)

Window to the front aspect, radiator and power points.

BEDROOM/STUDY

21'0" x 11'2" (6.40m x 3.40m)

Velux to the rear aspect, fitted wardrobes, telephone point, power points. Door to eaves storage

EAVES STORAGE

20'11" x 10'4" (6.40m x 3.15m)

Eaves storage area boarded out with light

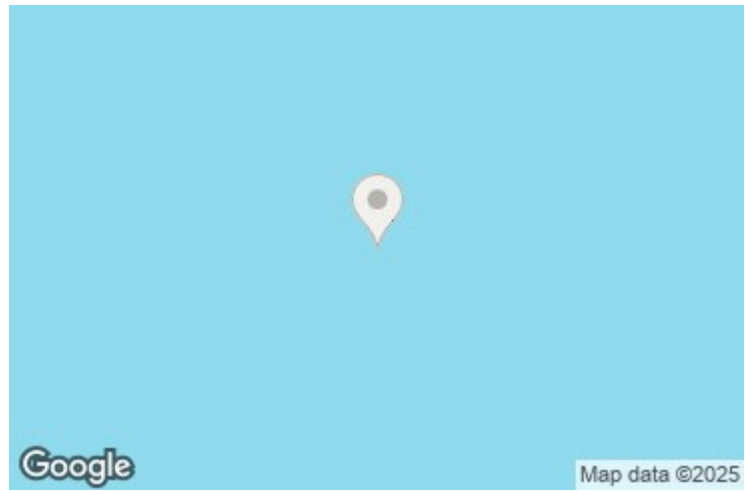
DOUBLE GARAGE

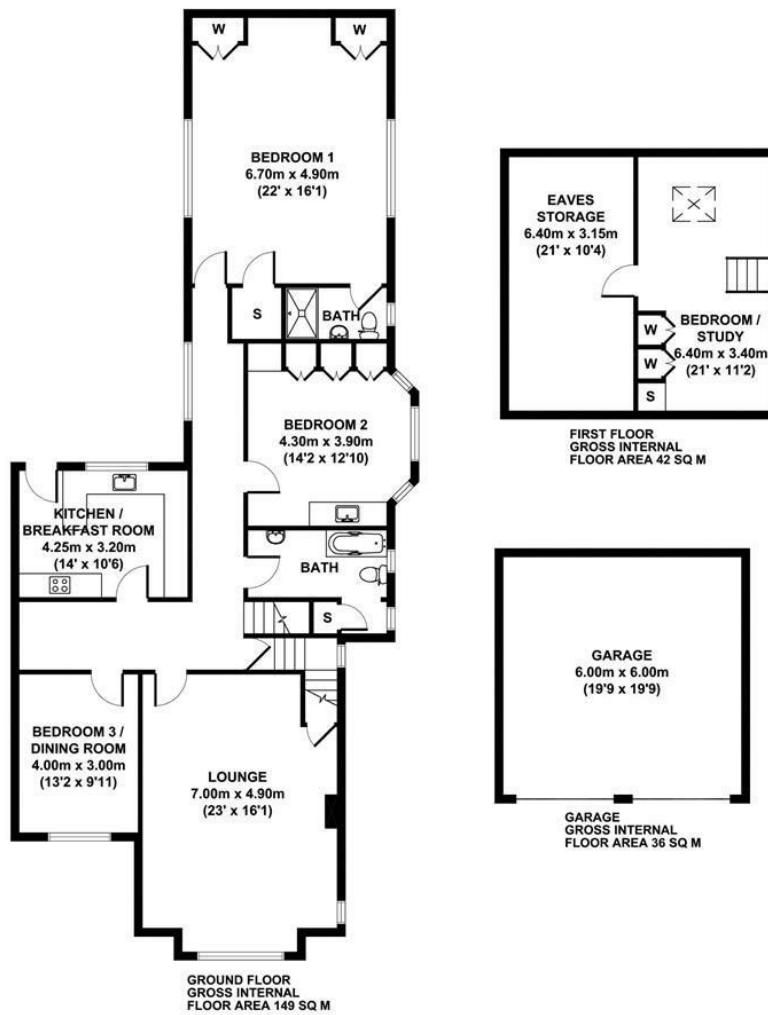
19'8" x 19'8" (6.00m x 6.00m)

Double garage with two up and over doors, two light and power points.

EPC BAND D

COUNCIL TAX BAND E

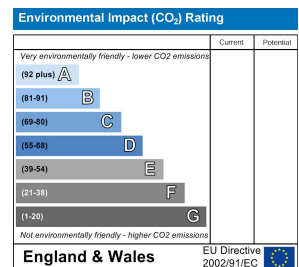
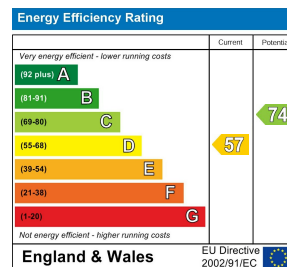




DEEPDALE AVENUE

APPROX. GROSS INTERNAL FLOOR AREA 227 SQ M / 2443 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



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