



29 Deepdale Avenue, Scarborough, YO11 2UQ

Offers Over £800,000

Prestige
Collection
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Deepdale Avenue, Scarborough

Offers Over £800,000

CPH are delighted to be presenting to the market this STUNNING, FOUR BEDROOM DETACHED RESIDENCE which is set on a SIZEABLE PLOT within Scarborough's highly sought after South side.

As you step inside, you are greeted by two spacious reception rooms that are perfect for entertaining guests or simply relaxing with your family. The brilliant decorative order of this home showcases the high standard to which it has been renovated throughout. The ground floor boasts a stunning breakfast kitchen, a washroom, pantry, utility room, downstairs WC, hobbies room/study, and a covered porch - providing ample space for all your needs. Upstairs, the master bedroom features a balcony and an en-suite bathroom, while two double bedrooms also come with en-suites. Additionally, there is a fourth double bedroom and a generous house bathroom. Outside, this property sits on a generous plot with extensive lawned gardens, a paved seating area, an outdoor lounge/BBQ/hot tub area - perfect for entertaining guests. The property also has the additional benefit of block paved driveway and a double garage which provides off-street parking for multiple vehicles and open aspect views over Scarborough College cricket ground/South Cliff golf course.

Deepdale Avenue is a sought after residential location within Scarborough, a secluded part of the town however still well placed for an abundance of amenities and attractions including local shops, eateries, Scarborough's South Bay beach and Scarborough Town Centre.

Don't miss out on the opportunity to own this exceptional property that offers both elegance and comfort in one of Scarborough's most desirable locations. Contact us today to arrange a viewing and make this dream home your reality. To arrange a viewing please contact our friendly and experienced sales team on 01723 352235 or visit our website www.cphproperty.co.uk

- Substantial Four Bedroom Detached Characterful Home
- Generous Living Proportions with Two Reception Rooms and Hobbies Room
- Fantastic Decorative Order - Renovated to a High Standard
- Fantastic Open Aspect Views over Golf Course and Playing Fields
- Set on a Generous Plot in a Popular South Cliff Location



ACCOMMODATION:

GROUND FLOOR:

Entrance Hall

11'9" max x 11'1" max

Lounge

17'8" max into bay x 14'1" max

Sitting Room

18'0" max into bow x 17'4" max

Kitchen

22'11" x 10'9"

Dining Area

13'5" max x 10'2"

Pantry

6'2" x 4'3"

Wash Room

6'2" x 5'10"

Downstairs WC

3'11" x 3'3"

Utility Room

6'10" x 3'11"

Hobbies Room/Study

16'8" x 10'5"

Covered Porch

6'6" x 5'6"

FIRST FLOOR:

Landing

14'1" max x 11'1" max

Master Bedroom

22'11" max x 10'9" max

En-suite to the Master

7'2" x 4'7"

Balcony to the Master

6'2" x 2'11"

Bedroom Two

18'0" max into bay x 14'1" max

En-suite to Bedroom Two

7'2" x 4'3"

Bedroom Three

18'0" max into bow x 13'5"

En-suite to Bedroom Three

9'6" x 3'7"

Bedroom Four

14'1" x 10'2"

House Bathroom

11'5" x 7'6"

OTHER:

Double Garage

17'4" x 16'4"

Details Prepared:

PFTL/120624

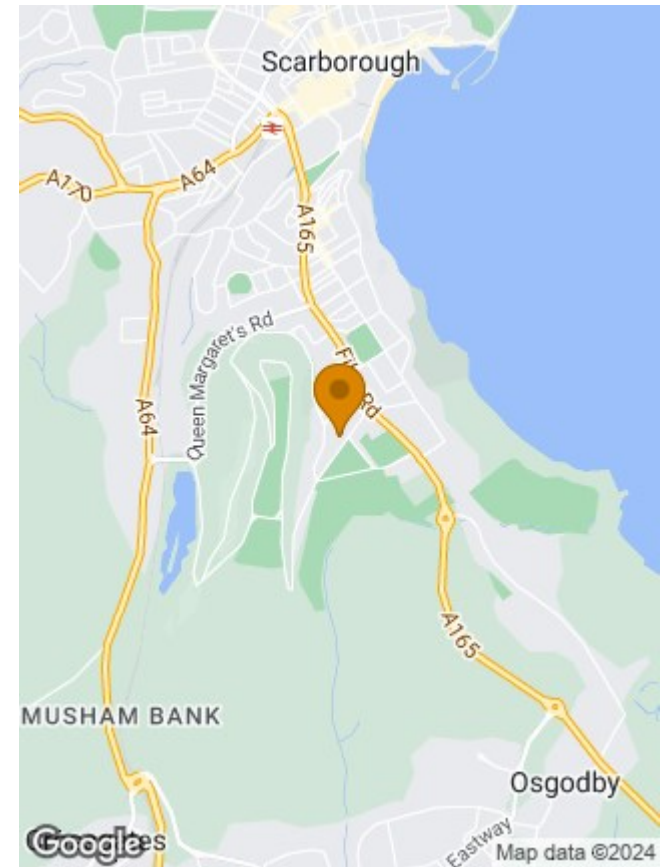


Imposing Four Bedroom Detached Home which has been Renovated to a High Standard throughout.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		54	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Interested? Get in touch today:
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132