



CPH

Brown Gates, 15 South Avenue, Scalby, Scarborough, YO13 0QD

Price Guide £795,000

Prestige
Collection
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15 South Avenue, Scalby,

Price Guide £795,000

Built circa 1938 is this SUBSTANTIAL, CHARACTERFUL, FOUR BEDROOM RESIDENCE occupies a highly desirable position, within the ever popular village of SCALBY. The property is set on a SUBSTANTIAL PLOT with PRIVATE GROUNDS and provides DECEPTIVELY SPACIOUS well appointed living throughout and externally a DOUBLE GARAGE and PICTURESQUE, SOUTH FACING LAWNED GARDENS.

The substantial accommodation is set back from South Avenue, with a generous frontage which provides ample off-street parking for numerous vehicles and access to the double garage and steps down to a paved forecourt where the property is accessed via a feature Oak door and comprises on the ground floor; a feature entrance hall with solid wood flooring, a cloakroom/WC, a generous light and airy lounge with open fire, a bow fronted formal dining room with a further open fire, a modern open plan kitchen/diner with a range of wall and base units, granite work surfaces, entrance door to the front and French doors to the rear garden, a convenient utility room with wall and base units and a study room/snug with a feature log burner. To the first floor is a landing with further stairs to the second floor loft space, a bow fronted master bedroom with a feature fireplace, built-in wardrobes and an attached four-piece en-suite bathroom, two further double bedrooms with built-in wardrobes, a bedroom with built-in storage, a separate WC and a house bathroom. On the second floor lies a generous loft room.

Externally, the property is well situated within extensive grounds with substantial South facing private lawned gardens, enclosed by hedged boundaries complete with vegetables patches, a garden shed, a paved patio with a covered seating area.

Being located within the ever popular Scalby village the property affords excellent access to a wide range of facilities and amenities including the nearby Scalby bowls club and tennis courts, eateries, local shops and much more.

- IMPOSING FOUR BEDROOM DETACHED RESIDENCE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- AMPLE OFF-STREET PARKING AND DETACHED DOUBLE GARAGE
- SUBSTANTIAL SOUTH FACING LAWNED REAR GARDENS
- WITHIN THE SOUGHT AFTER SCALBY VILLAGE



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule and

Hallway

5'11" x 3'7"

With stairs leading to the first floor landing and doors to:

Lounge

20'0" x 15'9" max

Dining Room

16'9" into bow x 15'1"

Kitchen/Diner

24'11" max x 12'2" max

Snug/Study

12'6" x 11'2"

Utility

8'2" x 6'7"

Cloakroom/WC

7'3" x 6'11" max

Hall

FIRST FLOOR

Landing

Master Bedroom

16'9" x 15'1"

En-suite to Master

10'10" x 7'3"

Bedroom Two

19'8" x 15'1" max

Bedroom Three

12'10" max x 12'6" max

Bedroom Four

10'6" x 9'2"

Bathroom

9'10" x 6'11"

WC

6'7" x 3'3"

ATTIC FLOOR:

Loft Room

35'5" max x 25'7" max

OTHER:

Double Garage

Substantial double garage with two up and over doors, light and power plus additional overhead storage.

Gardens

To the front of the property is a generous driveway leading to the garage accessible via electric double gates and further gate. To the front are mature planted gardens/borders. To the rear is a substantial South facing lawned garden with paved patio, hedged boundaries, mature planted borders and sections, secluded seating areas, vegetable plot/garden and garden shed.

Details Prepared/Ref

TLJW

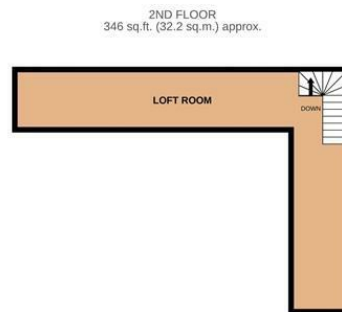


CPH are DELIGHTED to offer to the market with NO ONWARD CHAIN this SUBSTANTIAL, CHARACTERFUL, FOUR BEDROOM DETACHED HOUSE which is nestled with SCALBY VILLAGE.





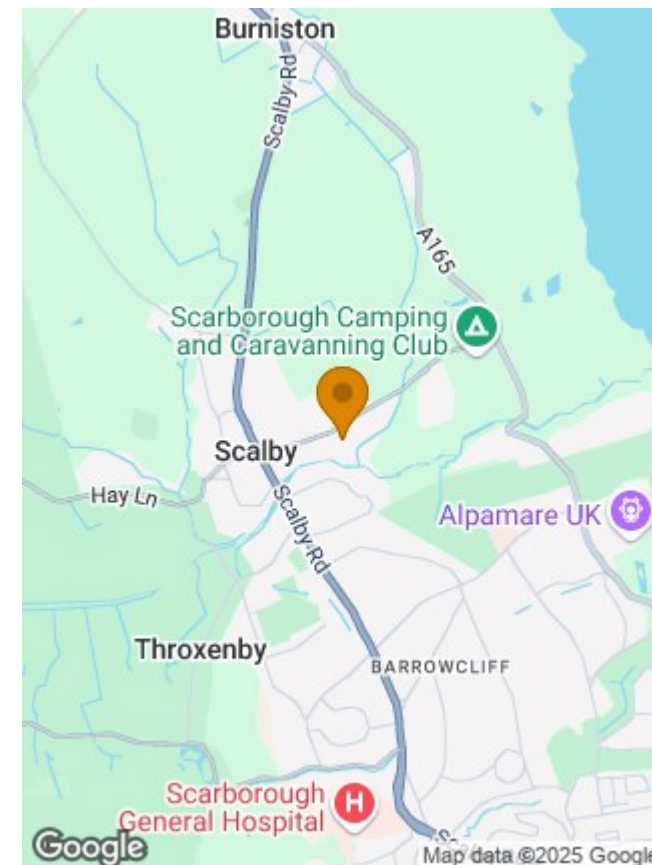




TOTAL FLOOR AREA : 2888 sq.ft. (268.3 sq.m.) approx.

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	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	



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