



18 South Avenue, Scalby, Scarborough YO13 0QD

Offers In The Region Of £525,000

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Prestige
Collection
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Individually designed, detached 4 bedroom family residence, located on leafy South Avenue in the beautiful village of Scalby.

South Avenue, Scalby, Scarborough

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£525,000

CPH bring to the market this delightful detached residence located on a corner plot on leafy South Avenue, in the hugely popular village of Scalby. The property was constructed in the 1980's and has been very thoughtfully designed to provide spacious family living. The property is entered through a beautifully kept south facing garden which leads to the entrance porch. The spacious hallway links all the ground floor which includes a 22 ft lounge with feature open fire, a very useful hobbies/formal dining room/5th bedroom with understairs store, a spacious W.C and lastly, a convivial kitchen / dining area with door out onto a decked area - perfect to enjoy a morning coffee.

To the first floor lie 4 bedrooms, 2 of which benefit from sizeable built in wardrobes over the stairs, a generously sized family bathroom with a separate bath and corner shower and also a very useful laundry cupboard on the landing. The property benefits from gas central heating via an 'Ideal Mexico' boiler and also has UPVC double glazing.

Externally, the property has 2 detached garages, accessed from West Avenue, behind which lies a useful coal/log store. The garden itself is very private and mature and faces south.



Located within the highly desirable village of Scalby, this property is walkable to the village centre with 3 highly regarded pubs/restaurants, a local store, tea rooms, two churches and a community hall. Furthermore, the property is situated in catchment areas for both highly regarded and sought-after primary and secondary schools.

Please call our friendly team today to register your interest and book a viewing.

Council Tax Band: F

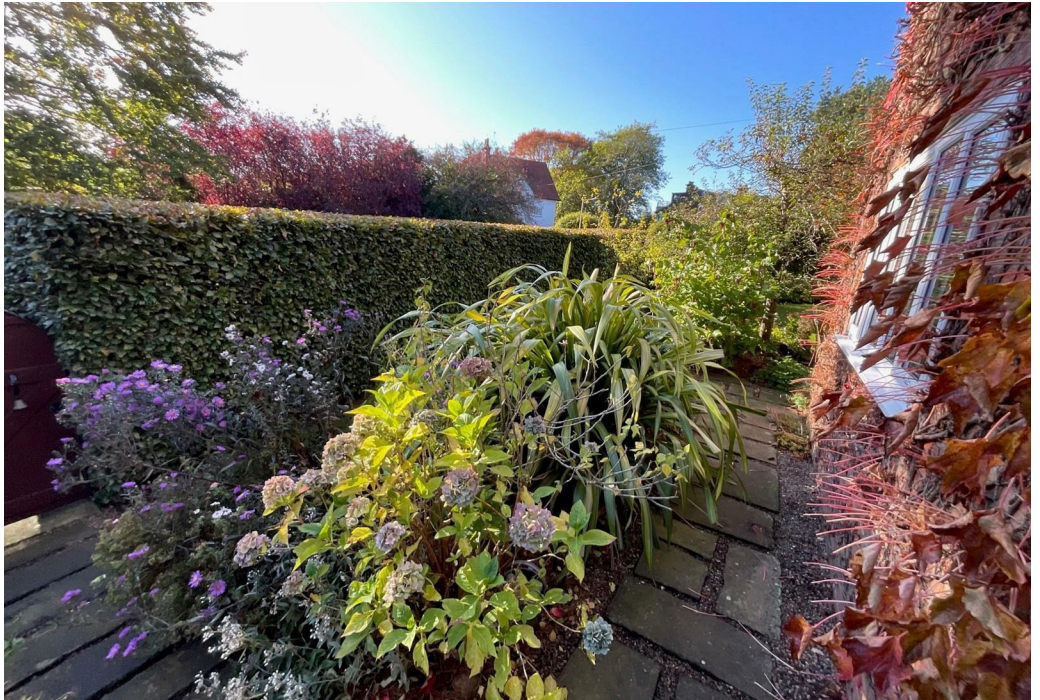
Tenure: Freehold

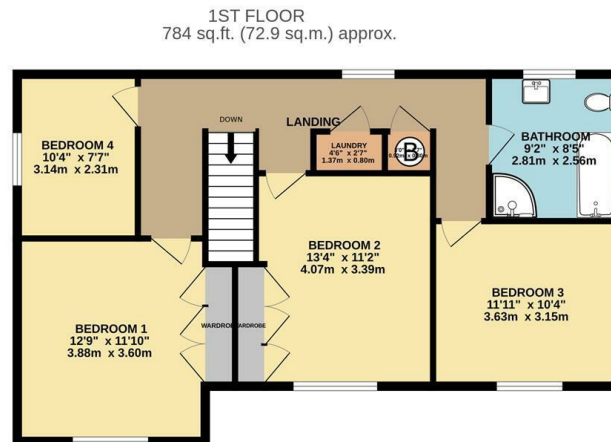
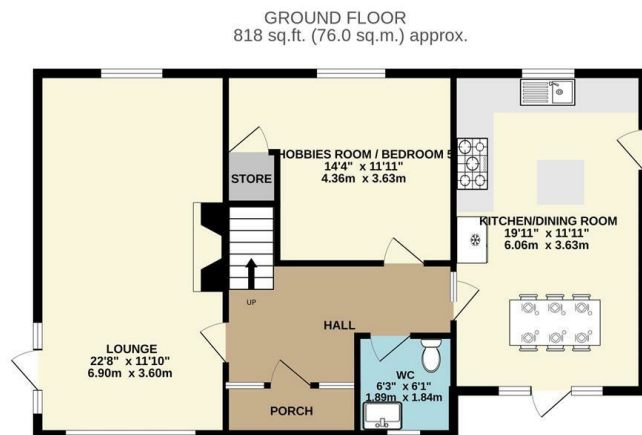


Situated in the catchment area for highly regarded and sought-after primary and secondary schools.





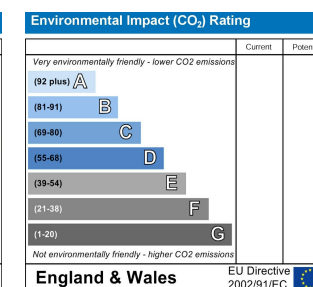
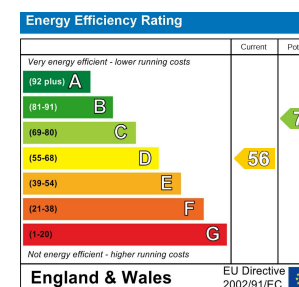
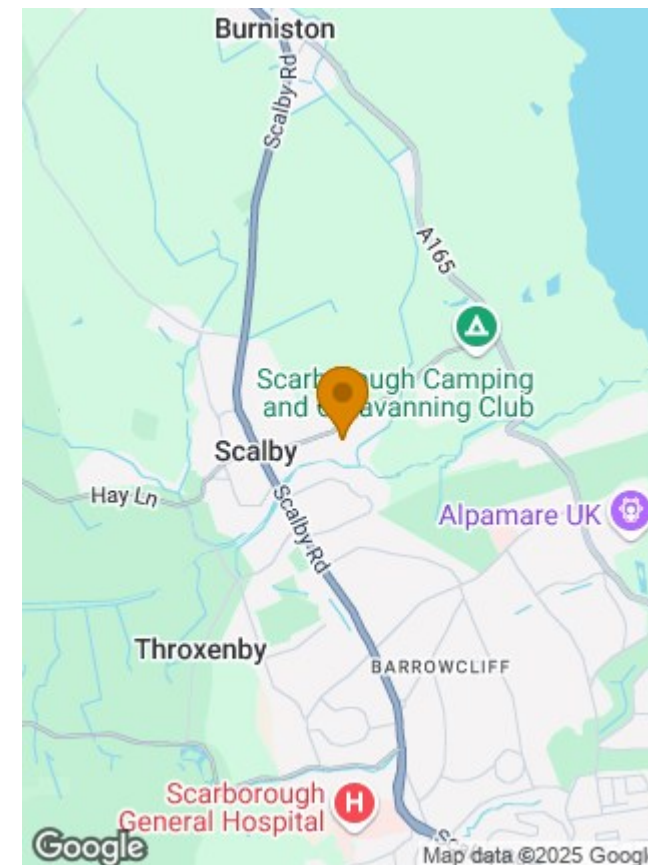




TOTAL FLOOR AREA : 1602 sq.ft. (148.9 sq.m.) approx.

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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Interested? Get in touch today:
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