



7 Queen Margarets Road, Scarborough YO11

Offers In The Region Of £575,000

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# Queen Margarets Road, Scarborough

Offers In The Region Of  
£575,000

Nestled on the desirable Queen Margarets Road in Scarborough, this stunning four-bedroom detached house offers an exceptional living experience in a sought-after location. Situated on the South side of Scarborough near to the esteemed Scarborough College private school and St Martins primary school, this property is ideal for families seeking both convenience and quality.

As you approach the house, you will be greeted by large front and rear gardens, which provide multiple seating areas to enjoy the outdoors. The gardens not only offer a tranquil retreat but also boast panoramic views of the sea, castle, and town, making it a picturesque setting for relaxation and entertainment.

Internally, the property is immaculately presented, showcasing a harmonious blend of modern comfort and classic charm. The spacious layout includes three reception rooms, providing ample space for family gatherings and entertaining guests. The well-appointed breakfast kitchen is perfect for casual dining, while the separate dining hall adds an elegant touch for more formal occasions. Additionally, the sun room invites natural light and offers a delightful space to unwind.

With four generously sized bedrooms, this home ensures that everyone has their own private sanctuary. The two bathrooms, along with a convenient downstairs w/c and utility room, enhance the practicality of the living space.

Parking is a breeze with ample off-street parking available for up to eight vehicles, complemented by a single detached garage. This property truly encapsulates the essence of comfortable family living in a prime location. Do not miss the opportunity to make this exquisite house your new home.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

- FOUR BEDROOM DETACHED HOUSE WITH PANORAMIC VIEWS
- OFF-STREET PARKING & GARAGE
- POPULAR SOUTH SIDE LOCATION
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE GARDENS FRONT & REAR
- FULLY OWNED SOLAR PANELS & GAS CENTRAL HEATING







## ACCOMMODATION

### GROUND FLOOR

Living Room  
6.5 x 4.9 max (21'3" x 16'0" max)

Dining Hall  
6.2 x 3.3 max (20'4" x 10'9" max)

Sun Room  
4.3 x 4.0 max (14'1" x 13'1" max)

Kitchen  
6.6 x 3.1 max (21'7" x 10'2" max)

Utility/WC  
2.5 x 2.2 max (8'2" x 7'2" max)

### FIRST FLOOR

Bedroom 1  
3.8 x 3.6 max (12'5" x 11'9" max)

En-Suite  
2.4 x 1.1 max (7'10" x 3'7" max)

Bedroom 2  
4.3 x 3.4 max (14'1" x 11'1" max)

Bedroom 3  
3.2 x 3.0 max (10'5" x 9'10" max)

Bedroom 4  
2.6 x 3.7 max (8'6" x 12'1" max)

Bathroom  
3.1 x 2.2 max (10'2" x 7'2" max)

Balcony  
1.1 x 1.9 max (3'7" x 6'2" max)

### Externally

To the front of the property lies a long sweeping driveway with parking for up to 8 vehicles and a single detached garage. Also to the front lies a beautifully maintained front garden laid mainly to lawn. To the rear of the property lies a tiered rear garden complete with shed and summerhouse, multiple seating areas and panoramic sea, town and castle views.

Details Prepared  
AB010525



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GROUND FLOOR  
1108 sq.ft. (103.0 sq.m.) approx.

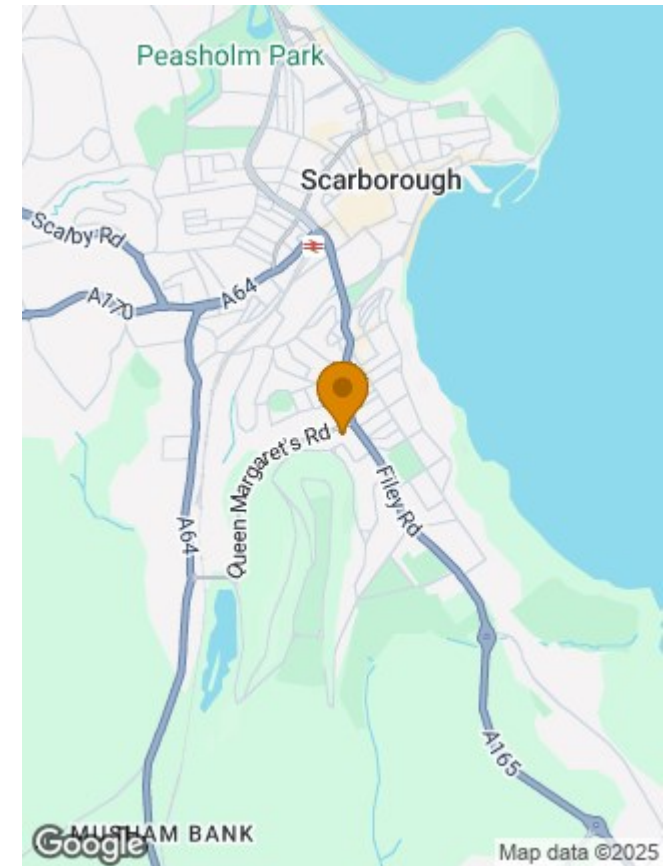


1ST FLOOR  
764 sq.ft. (70.9 sq.m.) approx.




TOTAL FLOOR AREA: 1872 sq.ft. (173.9 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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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		75	83
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Interested? Get in touch today:**

t. 01723 352235 e. sales@cphproperty.co.uk  
19 St.Thomas Street, Scarborough YO11 1DY  
[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

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