



19 Deepdale Avenue, Scarborough, YO11 2UQ

Offers Over £750,000

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# Deepdale Avenue, Scarborough

Offers Over £750,000

Nestled in the sought-after area of Deepdale Avenue, Scarborough, this stunning and imposing four-bedroom detached home is a true gem. The property boasts a fantastic plot, offering remarkable gardens that provide a serene outdoor space for relaxation and enjoyment. The well-maintained gardens are perfect for families and is an ideal setting for both entertaining and quiet moments alike.

The spacious layout is designed to accommodate modern living, with ample room for family gatherings and entertaining guests. Comprising on the ground floor of; entrance vestibule and hallway with feature stained glass window and understairs storage, a generous lounge/diner with bay windows to dual aspects and double doors out to the rear gardens, a cozy bay fronted snug, downstairs cloakroom with storage housing the boiler, a modern breakfast kitchen fitted with a range of integrated appliances, a light and airy conservatory with double doors out to the rear gardens and a door into the garage which has a utility room. To the first floor of the property landing, a master bedroom with fitted wardrobes and a modern en-suite four-piece suite bathroom, three further double bedrooms, shower room and a separate WC. Furthermore, the property benefits from a spacious boarded loft room.

In addition to the beautiful interiors, this home also features convenient parking and a garage, ensuring that you have all the space you need for vehicles and storage. The property boasts a fantastic plot with lawned gardens which have been well-kept by the current owners with a variety of shrubbery and a block paved seating area.

Do not miss the opportunity to make this remarkable house your new home. With its blend of elegance and practicality, it is sure to capture the hearts of prospective buyers.

- SUBSTANTIAL FOUR BEDROOM DETACHED HOME
- OFFERED TO THE MARKET IN 'IMMACULATE ORDER' THROUGHOUT
- TWO RECEPTION ROOMS, CONSERVATORY, DOWNSTAIRS CLOAKROOM & MODERN BREAKFAST KITCHEN
- EN-SUITE TO THE MASTER BEDROOM & BOARDED LOFT ROOM
- AMPLE PARKING & GARAGE WITH UTILITY ROOM
- WELL MAINTAINED, GENEROUS LAWNED GARDENS
- HIGHLY SOUGHT AFTER LOCATION ON SCARBOROUGH'S SOUTH SIDE







## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Vestibule

#### Hallway

5.4m x 2.7m max (17'8" x 8'10" max)

#### Lounge/Diner

8.5m max into bay x 6.4m max into bay (27'10" max into bay x 20'11" max into bay)

#### Snug

6.5m max into bay x 4.3m max (21'3" max into bay x 14'1" max)

#### Breakfast Kitchen

5.1m max x 4.6m max (16'8" max x 15'1" max)

#### Cloakroom/WC

2.7m x 2.1m (8'10" x 6'10")

#### Conservatory

5.5m max x 5.1m max (18'0" max x 16'8" max)

#### Utility Room

1.9m x 1.5m (6'2" x 4'11")

#### Garage

5.5m x 3.5m (18'0" x 11'5")

### FIRST FLOOR

#### Landing

6.9m max x 4.5m max (22'7" max x 14'9" max)

#### Master Bedroom

5.2m max into wardrobes x 4.4m max (17'0" max into wardrobes x 14'5" max)

#### En-suite to the Master Bedroom

3.9m x 2.5m max (12'9" x 8'2" max)

#### Bedroom Two

5.5m x 5.0m max into bay (18'0" x 16'4" max into bay)

#### Bedroom Three

3.9m x 3.3m max (12'9" x 10'9" max)

#### Bedroom Four

3.5m x 3.3m (11'5" x 10'9")

#### Bathroom

2.6m x 2.1m (8'6" x 6'10")

#### Separate WC

1.5m x 0.9m (4'11" x 2'11")

#### Airing Cupboard

2.1m x 0.8m (6'10" x 2'7")

### SECOND FLOOR

#### Boarded Loft Room

7.1m max x 4.9m max (23'3" max x 16'0" max)

#### Storage

4.9m x 2.6m (16'0" x 8'6")

#### Details Prepared

TLPF/230525



A STUNNING AND IMPOSING, FOUR BEDROOM DETACHED HOME SET ON A FANTASTIC PLOT WITHIN A SOUGHT AFTER RESIDENTIAL LOCATION















GROUND FLOOR  
1725 sq.ft. (160.3 sq.m.) approx.

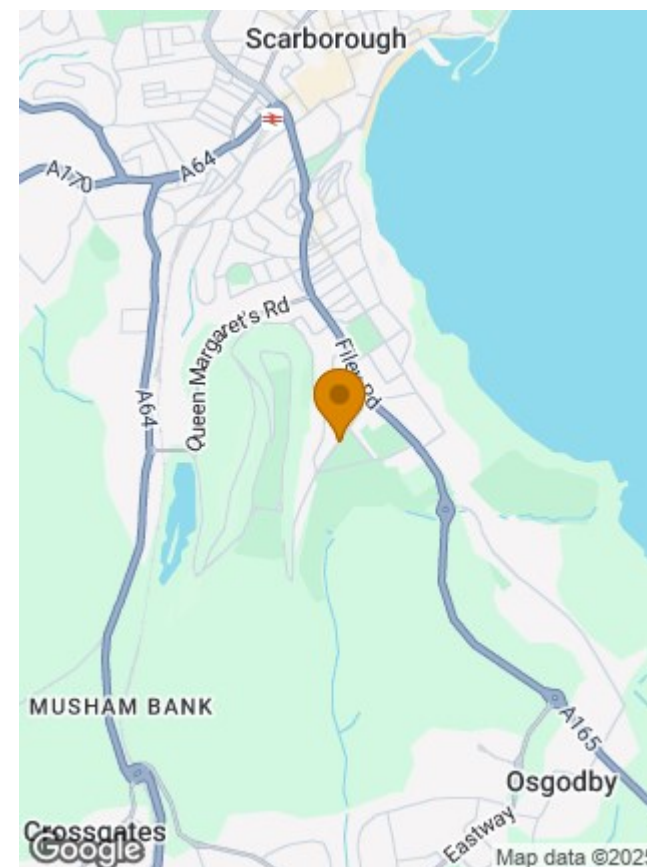


1ST FLOOR  
1143 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA: 2867 sq.ft. (266.4 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 <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:**

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