



14 South Avenue, Scalby, Scarborough, YO13 0QD

Guide Price £490,000

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# South Avenue, Scalby,

Guide Price £490,000

CPH bring to the market this delightful four bedroom detached residence located on the leafy South Avenue, in the hugely popular village of Scalby.

The property comprises on the ground floor of; a spacious hallway which links all the ground floor including a 20 ft lounge with a fire, separate dining room, breakfast kitchen fitted with a range of units, light and airy sun room, utility room and a downstairs WC. To the first floor lies a sizeable landing which is currently partially utilised as an office space, four bedrooms and a house bathroom. There is also a partially boarded loft space which is accessed via a pull down ladder in bedroom one.

Externally, to the front of the property lies a driveway and gravelled area allowing access to a garage at the side. To the rear of the property lies a well-maintained garden with lawn and a block paved seating area, enclosed by hedged boundaries.

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: E

Tenure: Freehold

- IMPOSING FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS & SUN ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- AMPLE PARKING & GARAGE
- WELL-MAINTAINED GARDENS
- SET WITHIN THE POPULAR VILLAGE OF SCALBY







ACCOMMODATION:

GROUND FLOOR

Entrance Hallway  
23'7" max x 7'6" max

Living Room  
20'0" x 13'5" max

Dining Room  
12'5" x 12'1"

Breakfast Kitchen  
12'1" x 9'6"

Sun Room  
11'1" x 8'10"

Utility Room  
8'10" x 8'2"

Downstairs WC

FIRST FLOOR

Landing  
17'8" x 7'6" max

Bedroom One  
15'8" max x 12'1" max

Bedroom Two  
12'5" max x 12'1" max

Bedroom Three  
12'0" max x 9'1"

Bedroom Four  
11'9" x 7'6"

Bathroom  
7'6" x 5'6"

Details Prepared  
TLPF



AN IMPOSING FOUR BEDROOM DETACHED HOME  
NESTLED WITHIN THE SOUGHT AFTER VILLAGE OF  
SCALBY WITH WELL-MAINTAINED GARDENS & AMPLE  
PARKING.













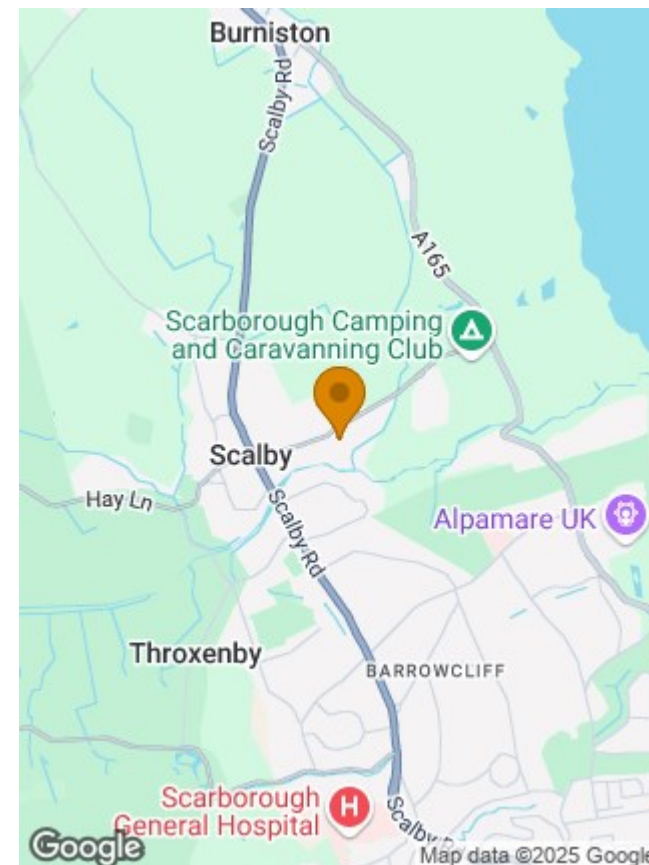




TOTAL FLOOR AREA: 1587 sq.ft. (147.5 sq.m.) approx.

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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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