



23 Holbeck Avenue, Scarborough, YO11 2XH

Offers In Excess Of £500,000

CPH

Prestige
Collection
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Holbeck Avenue, Scarborough

Offers In Excess Of £500,000

CPH are delighted to be presenting to the market this STUNNING, EXTENDED GEORGIAN STYLE DETACHED HOME which is well located on a popular tree lined avenue on Scarborough's highly regarded SOUTH SIDE. The property provides GENEROUS LIVING ACCOMMODATION and is presented to a HIGH STANDARD THROUGHOUT with a LUXURY FEATURE EN-SUITE to the Master, THREE RECEPTION ROOMS, a MODERN OPEN PLAN BREAKFAST KITCHEN/DINER, WELL-PRESENTED PAVED OUTDOOR AREA and a DOUBLE GARAGE.

'In our opinion' the property is presented to an immaculate standard throughout, providing luxury, substantial living accommodation with a light atmosphere. The property benefits from gas central heating via a hot water tank and comprises on the ground floor; entrance hall with exposed wooden flooring and stairs to the first floor, a spacious lounge with a living flame effect gas fire and double doors to a dining room which has an opening to a light and airy sun room and further double doors to the paved outdoor area, a stunning modern breakfast kitchen/diner with a multifuel stove, a downstairs wc with built-in storage and a utility room. To the first floor lies a landing with access to a partially boarded loft space, a generous master bedroom with a feature en-suite bathroom with a freestanding bath and a double step in shower, two double bedrooms, a modern shower room and a separate WC.

Externally, the property benefits from block paved off-street parking, a double garage and a well-presented paved outdoor space.

This property is located in the most sought-after area off Filey Road, close to local amenities including South Cliff Golf Club and this property is in the catchment area for Scarborough TEC, Wheatcroft Primary School and St Martin's Primary School-making this the perfect family home. Filey Road is also along a regular bus route between Osgodby and Scarborough.

- STUNNING, EXTENDED GEORGIAN STYLE DETACHED RESIDENCE
- THREE DOUBLE BEDROOMS WITH A FEATURE EN-SUITE TO MASTER
- SUBSTANTIAL LIVING ACCOMMODATION THROUGHOUT
- WELL-PRESENTED PAVED OUTDOOR AREA, OFF-STREET PARKING, DOUBLE GARAGE
- ENVIABLE POSITION ON SCARBOROUGH'S HIGHLY REGARDED SOUTH SIDE



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule and Hall

17'1" max x 8'10" max

Lounge

20'4" x 13'1"

Dining Room

13'1" x 12'10"

Sun Room

11'10" x 7'7"

Breakfast Kitchen/Diner

20'4" max x 19'8" max

WC

6'7" x 5'7"

Utility

16'9" max x 15'9" max

FIRST FLOOR

Landing

15'1" max x 9'2" max

Master Bedroom

20'4" x 13'1"

Feature En-Suite

Bathroom

13'9" x 13'1"

Bedroom Two

13'5" x 10'10"

Bedroom Three

11'2" x 8'10"

Shower Room

8'10" x 6'7"

WC

5'3" x 2'7"

OTHER:

External

Garage

18'4" x 16'5"

Details Prepared

TLPF



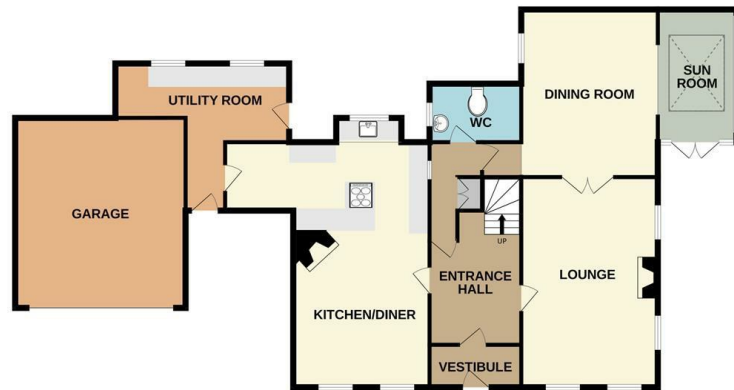
A STUNNING, EXTENDED GEORGIAN DETACHED HOME which is well located on a popular tree lined avenue on Scarborough's highly regarded SOUTH SIDE.







GROUND FLOOR
1629 sq.ft. (151.3 sq.m.) approx.

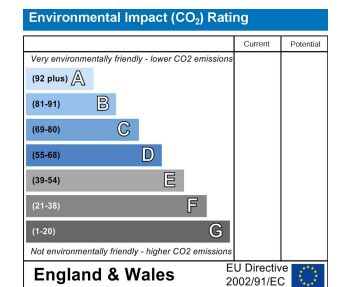
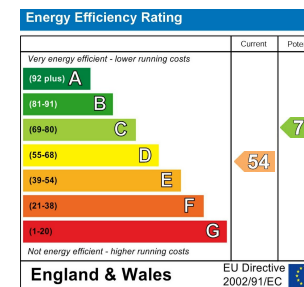
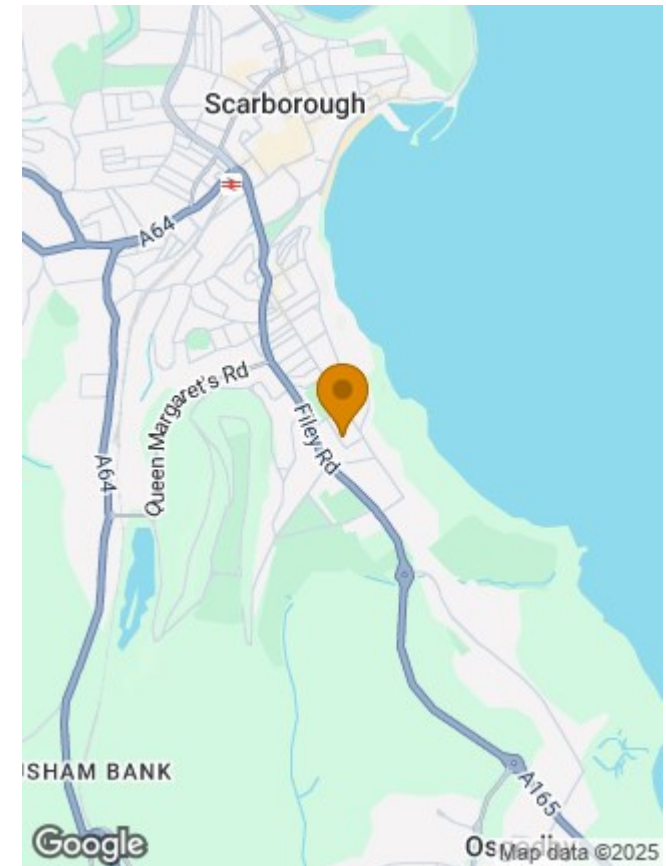


1ST FLOOR
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA: 2526 sq.ft. (234.6 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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