



colin ellis

## South Avenue, Scarborough, YO13 0QD

Welcome to Brown Gates, a distinguished and spacious four-bedroom detached home set in the heart of the highly desirable village of Scalby. Tucked away in a peaceful location and surrounded by beautifully landscaped gardens, this impressive residence offers privacy, comfort, and timeless elegance.

Behind the brown gates, the property unfolds into a well-appointed interior with generously sized living spaces, perfect for family life and entertaining. The accommodation features multiple reception rooms, a kitchen/dining area, four well-proportioned bedrooms and a double garage.

The mature gardens are a standout feature, thoughtfully designed to provide year-round interest, with manicured lawns and established borders.

Ideally situated within walking distance of local amenities and with convenient access to Scarborough and the Yorkshire coast, Brown Gates offers the perfect blend of rural charm and modern living.

Guide Price £750,000



**ENTRANCE HALL**

**HALLWAY**

**LIVING ROOM**

4.23 x 5.95 (13'10" x 19'6")

**SITTING ROOM**

4.13 x 4.51 (13'6" x 14'9")

**KITCHEN**

7.33 x 3.14 (24'0" x 10'3")

**DINING ROOM**

3.28 x 3.72 (10'9" x 12'2")

**UTILITY ROOM**

2.43 x 1.91 (7'11" x 6'3")

**W/C**

1.84 x 2.13 (6'0" x 6'11")

**STAIRS TO FIRST FLOOR LANDING**

**BEDROOM ONE**

4.24 x 4.50 (13'10" x 14'9")

**BEDROOM TWO**

4.53 x 3.94 (14'10" x 12'11")

**ENSUITE**

2.25 x 2.11 (7'4" x 6'11")

**BEDROOM THREE**

3.27 x 2.93 (10'8" x 9'7")

**BEDROOM FOUR**

3.12 x 2.72 (10'2" x 8'11")

**BATHROOM**

2.05 x 2.20 (6'8" x 7'2")



**SEPARATE W/C**

*1.02 x 1.93 (3'4" x 6'3")*

**GARDENS**

**DOUBLE GARAGE**





Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2285 ft<sup>2</sup>  
212.2 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

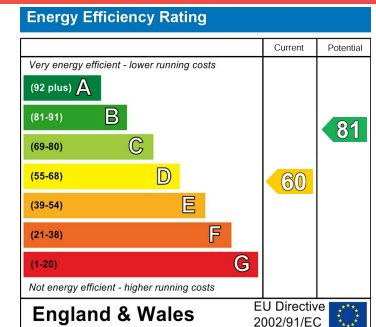
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South Avenue - 18733732

Council Tax Band - G

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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