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CHARTERED SURVEYORS  
*For over 30 years*

53 Lady Ediths Avenue, Scarborough

Guide Price £365,000



## 53 Lady Ediths Avenue

### Scarborough

- STUNNING THREE BEDROOM DETACHED HOUSE
- LOCATED IN THE SOUGHT AFTER LOCATION OF NEWBY
- TWO RECEPTION ROOMS
- UPSTAIRS AND DOWNSTAIRS WC
- WELL MAINTAINED SPACIOUS REAR GARDEN

We are delighted to present this stunning three bedroom detached house, ideally positioned in the highly sought after location of Newby.

This elegant family home boasts a thoughtfully designed layout featuring a welcoming lounge that exudes comfort and style, perfect for relaxing evenings or entertaining guests. The dining room offers a versatile space for formal dinners or casual gatherings. A kitchen that provides ample storage and worktop space, catering to all culinary needs. The property benefits from the convenience of both an upstairs and downstairs WC, enhancing every-day practicality for busy households.



Upstairs, three generously proportioned bedrooms offer peaceful retreats, each filled with natural light and ample space for furnishings. The overall ambience throughout is light and airy, creating a warm and inviting atmosphere. Located within easy reach of local amenities, reputable schools, and excellent transport links, this home is perfectly suited to families or professionals seeking comfort and convenience. With its impressive features and prime location, this property represents an exceptional opportunity.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: D

Tenure: Freehold



## GROUND FLOOR

Porch

Hallway

Lounge 17' 9" x 12' 2" (5.40m x 3.70m)

WC 4' 11" x 2' 4" (1.50m x 0.70m)

Kitchen 11' 10" x 11' 6" (3.60m x 3.50m)

Dining Room 14' 1" x 11' 10" (4.30m x 3.60m)

Utility 4' 11" x 2' 11" (1.50m x 0.90m)

## FIRST FLOOR

Landing

Bedroom 1 13' 9" x 11' 10" (4.20m x 3.60m)

Bedroom 2 12' 2" x 9' 10" (3.70m x 3.00m)

Bedroom 3 12' 2" x 7' 7" (3.70m x 2.30m)

Bathroom 8' 6" x 7' 10" (2.60m x 2.40m)

WC 5' 3" x 2' 11" (1.60m x 0.90m)

## HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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?

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With you every step of the way



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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