



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

14 South Avenue, Scalby
In Excess of £475,000



14 South Avenue

Scalby, Scarborough

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

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.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Dimensions: 7.2m max x 2.3m max (23'7" max x 7'6" max).

Living Room

Dimensions: 6.1m x 4.1m max (20'0" x 13'5" max).

Dining Room

Dimensions: 3.8m x 3.7m (12'5" x 12'1").

Breakfast Kitchen

Dimensions: 3.7m x 2.9m (12'1" x 9'6").

Sun Room

Dimensions: 3.4m x 2.7m (11'1" x 8'10").

Utility Room

Dimensions: 2.7m x 2.5m (8'10" x 8'2").

Downstairs WC

FIRST FLOOR

Landing

Dimensions: 5.4m x 2.3m max (17'8" x 7'6" max).

Bedroom One

Dimensions: 4.8m max x 3.7m max (15'8" max x 12'1" max).

Bedroom Two

Dimensions: 3.8m max x 3.7m max (12'5" max x 12'1" max).

Bedroom Three

Dimensions: 3.68m max x 2.79m (12'0" max x 9'1").

Bedroom Four

Dimensions: 3.6m x 2.3m (11'9" x 7'6").

Bathroom

Dimensions: 2.3m x 1.7m (7'6" x 5'6").

Details Prepared

TLFP



GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



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, symbols and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today
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