



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 £785,000



4



2



3



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")

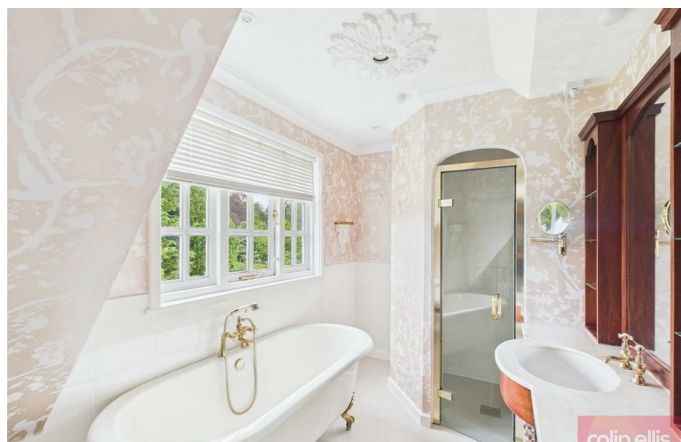


SEPARATE W/C

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

GARDENS

DOUBLE GARAGE





Approximate total area[®]
2285 ft²
212.2 m²
Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

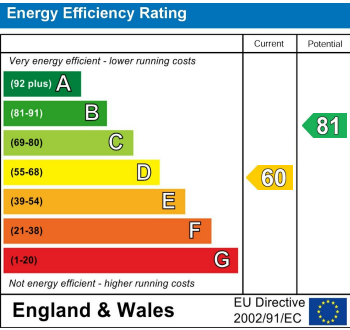
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

South Avenue - 18733732
Council Tax Band - G
Tenure - Freehold

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