



Deepdale Avenue, Scarborough
YO11 2UF

Offers In The Region Of
£560,000



HUNTERS[®]
EXCLUSIVE

Deepdale Avenue, Scarborough

DESCRIPTION

****HUNTERS EXCLUSIVE** are pleased and **TO BRING TO THE MARKET THIS OUTSTANDING DETACHED FAMILY HOME** SITUATED IN THE HIGHLY SOUGHT AFTER LOCATION OF DEEPDALE avenue OFFERING FANTASTIC VIEWS OVER south cliff GOLF COURSE, kitchen/dining room, sitting room, four bedrooms, two bathrooms, utility room, occasional use loft conversion and full height cellar. THE PROPERTY ALSO BENEFITS FROM UPVC DOUBLE GLAZING , GAS CENTRAL HEATING, ALARM SYSTEM, DETACHED GARAGE, BEAUTIFULLY MAINLY LAID TO LAWN GARDENS AND NO ONWARD CHAIN ***

This immaculate living accommodation comprises; porch with solid oak front door, spacious entrance hall, light and airy kitchen/dining room with wood burner, sitting room with wood burner, utility room, cloak room and access stairs to full height cellar. The first floor has a study/library area, double bedroom with en suite shower room , two further double bedrooms, single bedroom and a family bathroom. The property has attractive gardens mainly laid to lawn and topiary with a large terrace to the front over looking private mature garden and rear terrace overlooking stunning country views and gate access to the eighteenth fairway, detached garage and off road parking.

Deepdale avenue is a prime residential area and a sought after location on the south side of Scarborough just off Filey Road with access to a wealth of local attractions and amenities including Ramshill shops, College, University Campus, Esplanade, the Golf course and is within a short distance to excellent public transport links.

Internal viewing is strongly recommended for this quality property.



ROOMS

Porch

Solid oak front door with stained glass detail, double glazed windows to the front and side aspects, wooden flooring and power points.

Entrance Hall

6'7" x 23'5"

Glazed door to the rear aspect, storage cupboard, stairs to the first floor landing, paneling to wainscoat level, stairs to the cellar and power points.

Downstairs WC

Window to the side aspect, low flush WC and shelving.

Sitting Room

12'4" x 25'10"

UPVC double glazed bay window to the rear aspect, wood burner, coving, radiator and power points.

Dining Room/Kitchen

12'4" x 25'10"

Double glazed window to the front aspect, UPVC double glazed window to the rear aspect, coving, wood burner. Painted wooden kitchen and surfaces with Everhot range, dishwasher, Smeg fridge freezer, china sink and drainer, power points.

Utility Room

11'6" x 13'0"

Double glazed window to the front aspect, two feature windows to the front aspect, Amtico flooring, tiled splash back, range of wall and base units with granite work surfaces, Franke sink, integrated dishwasher, washing machine, pantry cupboards, range cooker, extractor hood and power points.

Boiler Room

Window to the side aspect, new combination boiler and power points.

First Floor Landing

6'7" x 17'7"

UPVC double glazed window to the rear aspect, study area with far reaching views, library shelving, wooden pull down stairs with access to converted loft for occasional with a Velux window to the rear.

Bedroom 1

12'6" x 12'8"

UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power points.

En Suite Bathroom

3'10" x 7'8"

Fully tiled walls and floor, walk in shower with floor drain, drencher and hand shower, glass partition, low flush WC and wash vanity basin with storage under.

Bedroom 2

13'7" x 17'3"

UPVC double glazed bay window to the rear aspect, UPVC double glazed window to the side aspect, radiator and power points.

Bedroom 3

10'4" x 13'1"

Window to the front aspect, UPVC double glazed window to the side aspect, radiator and power points.

Bedroom 4

7'10" x 9'6"

UPVC double glazed window to the side aspect, full height fitted wardrobes, airing cupboard with tank, radiator and power points.

Bathroom

4'9" x 9'10"

Windows to the front aspect, tiled flooring, half paneled walls, towel radiator, three piece bathroom suite comprising free standing claw bath with mixer

taps and shower attachment, low flush WC and wash hand basin.

Attic Room For Occasional Use

Drop down wooden ladder, Large south facing Velux.

Cellar

Full height two room cellar housing additional appliances and storage. Arched door with tunnel walkway to rear south facing garden.

Garden

Mainly laid to lawn garden with plant and shrub borders. Large patio to the front aspect over looking private mature gardens, rear patio overlooking stunning country views of the golf course, outside light, store room with tap and garden shed.

Garage

Electric door and power and lighting

Parking

Off road parking for one vehicle.

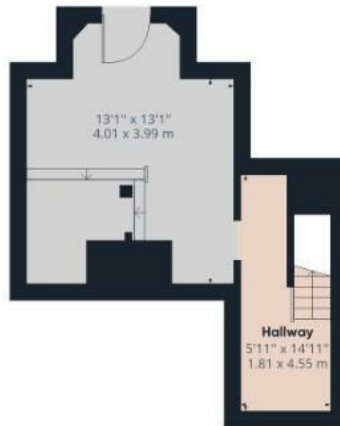
Agents Notes

Council Tax- F

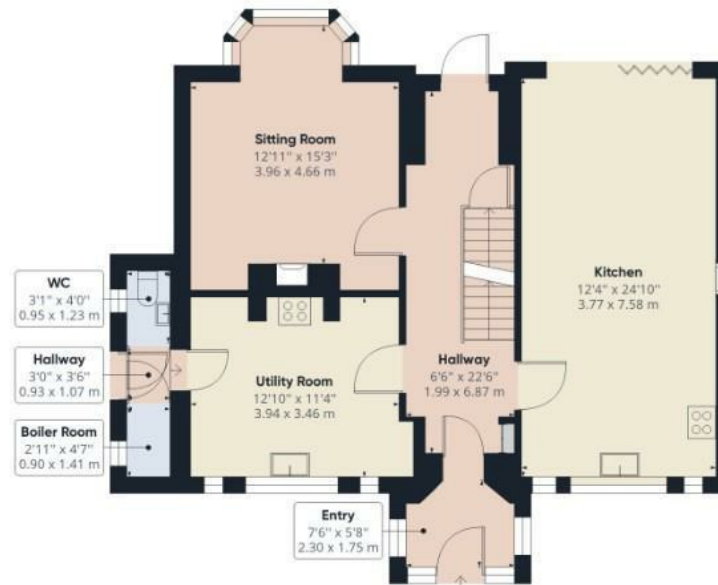
EPC- D

Freehold





Cellar



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2092.96 ft²
194.44 m²

Reduced headroom

62.08 ft²
5.77 m²

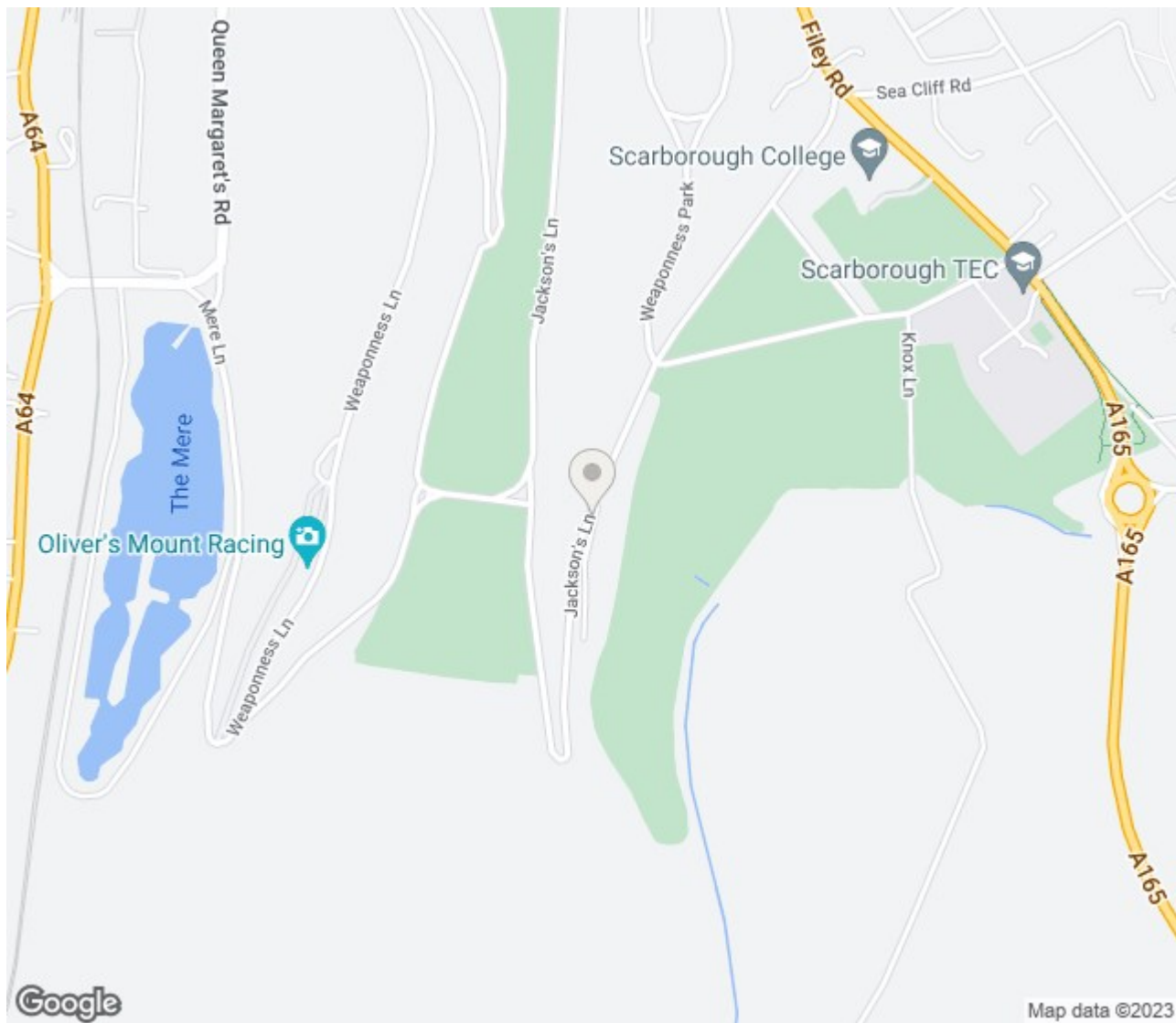
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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