



4 College Avenue, Scarborough YO11 2BE

Price Guide £650,000

Prestige
Collection
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College Avenue, Scarborough

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CPH are delighted to bring to market this IMPOSING DETACHED RESIDENCE which is set in a MATURE PLOT on Scarborough's highly sought after SOUTH SIDE and enjoys OPEN ASPECT VIEWS towards the playing fields. EXTENSIVE LIVING ACCOMMODATION and is provided with THREE RECEPTION ROOMS, UTILITY ROOM, a DOWNSTAIRS WC and FOUR DOUBLE BEDROOMS. Equally, the EXTERNAL GROUNDS prove GENEROUS with LAWNED GARDENS, AMPLE PARKING and a DOUBLE GARAGE.

The property has been well maintained throughout having been recently renovated and modernised and benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance hall with stairs to the first floor and downstairs W/C, the generous bay fronted lounge with feature fireplace, the dining room with feature fireplace, the modern open plan kitchen/diner with doors the rear and access to the utility room. To the first floor lies a generous landing, four double bedrooms and a modern bathroom with white four-piece suite. Externally, the front of the property benefits from open aspect views to the playing fields, lawned gardens with stone wall boundaries, a driveway for ample parking leading to the double garage/hobbies room with light and power. The rear of the property offers extensive gardens laid mainly to lawn, a paved patio seating area and mature shrubbery.

The property is situated opposite the cricket fields with open aspect views over. Arguably located within one of the best regarded/sought after areas of Scarborough the property provides easy access to a wealth of amenities, schools and transport links.

Internal viewing comes highly recommended to appreciate the space, setting and finish on offer will this lovely family home. Viewings can be arranged through our friendly office team on 01723 352235

- IMPOSING DETACHED FAMILY HOME
- EXTENSIVE LAWNED GARDENS
- OPEN ASPECT FIELD VIEWS
- PRESENTED TO AN EXCELLENT STANDARD
- FOUR BEDROOMS
- GENEROUS PLOT
- OFF-STREET PARKING & DOUBLE GARAGE
- EXTENSIVE LIVING ACCOMMODATION



ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge
20'8" x 14'1"

Dining Room
16'0" x 11'5"

Kitchen
15'5" x 11'9"

Dining Area
14'9" x 8'10"

Utility Room
3'3" x 7'2"

Double Garage/Hobbies
Room
16'4" x 14'1"

FIRST FLOOR

Bedroom 1
14'5" x 13'9"

Bedroom 2
13'5" x 11'1"

Bedroom 3

Bedroom 4
14'9" x 8'6"

Bathroom
10'2" x 10'2"

External
The property is set up on

generous grounds
benefitting from lawned
gardens, paved patio
seating areas, a
driveway for ample
parking, a double
garage/hobbies room
and mature shrubbery.

Details
Council Tax Banding - G

LCPF 03082023



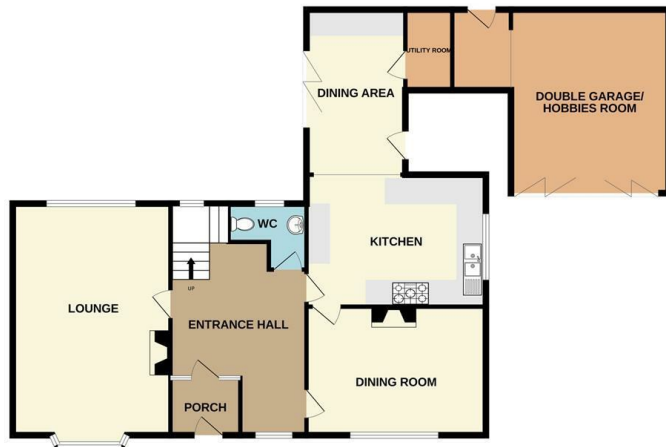
An IMPRESSIVE FOUR BEDROOM DETACHED RESIDENCE with GENEROUS GROUNDS located in the highly sought after SOUTH SIDE of Scarborough.







GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 2248 sq.ft. (208.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		32	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:
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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