



Trenavin, 7 Fulford Road, Scarborough YO11 2SH

Asking Price £595,000

Prestige  
Collection  
cphproperty.co.uk



This substantial and versatile link detached period home offers a central yet secluded location with period features throughout.

## Fulford Road, Scarborough

This IMPRESSIVE, LATE VICTORIAN, LINK DETACHED PERIOD HOME is believed to have been built for Lord Halifax providing particularly spacious and flexible accommodation packed with original and period features throughout. The property has been refurbished and well maintained by the current owners and is therefore offered to the market in excellent order throughout. Situated in a quiet residential street not far from the sea front and town centre, with an adjoining garage (with an electrical car charging point) and roof/sun terrace above, plus a private courtyard garden to the front.

The accommodation itself briefly comprises of an impressive entrance hall and feature 'Oak' staircase leading to the galleried landing on the first floor landing. Under the stairs is a separate w/c with further door to understairs cupboard, two reception rooms including a substantial bay fronted dining room and generous lounge with impressive decorative coving, freize and mouldings. As well as the generous modern breakfast kitchen is also a further butlers kitchen/pantry and a further utility room/side entrance. To the first floor from the generous galleried landing doors lead to four generous double bedrooms, two bathrooms plus a fifth bedroom or study room with door leading out from the first floor onto the roof/sun terrace. The property benefits from an updated gas heating system and double glazed windows throughout some with further secondary glazing also.

Being located just off Ramshill on Scarborough's South Cliff the property affords excellent access to a wealth of amenities and attractions including local shops, supermarket, The Esplanade, not to mention Scarborough town centre, train station South Bay and the beach. The property could therefore be of interest to a wide range of buyers due to it's size and versatility. The property previously had planning for conversion of the garage and study into a separate cottage. Internal viewing a must.



## ACCOMMODATION

### GROUND FLOOR

Entrance Vestibule and Hallway

Separate W/c  
With door to built in under stairs cupboard.

Lounge  
21'11" x 14'9" max

Dining Room  
20'4" max x 18'8" max into bay

Breakfast Kitchen  
16'0" x 14'9"

Butlers Kitchen/Pantry  
14'9" x 8'10"  
With entrance door to the side.

Utility/Entrance  
11'1" x 8'10"  
With entrance door to the side.

### FIRST FLOOR

In addition to the first floor living accommodation is a spacious floored loft space which is accessed via a folding steps.

Galleried Landing

Master Bedroom  
15'1" x 14'5"

Bedroom Two  
14'9" x 14'5"

Bedroom Three  
14'9" x 10'2"

Bedroom Four  
12'9" x 10'9"



Externally the property benefits from a South facing courtyard garden, garage and off street parking for two vehicles as well a sunny roof terrace

Bathroom  
14'5" x 10'2"

Bathroom Two  
9'6" x 5'10"

Bedroom Five/Study  
12'5" x 11'1"  
With door to an atrium. Also door to Roof  
Terrace/Sun Terrace.

Roof Terrace/Sun Terrace  
13'5" x 11'1"

#### OUTSIDE

Secluded courtyard garden which is mainly paved  
and planted with fish pond. There is also a  
driveway and hardstanding to the side providing  
two off street parking spaces in front of the  
garage.

Garage  
17'0" x 11'1"  
With up and over door, light and power points and  
window to the side. There is also an electrical car  
charging point to the front of the garage.

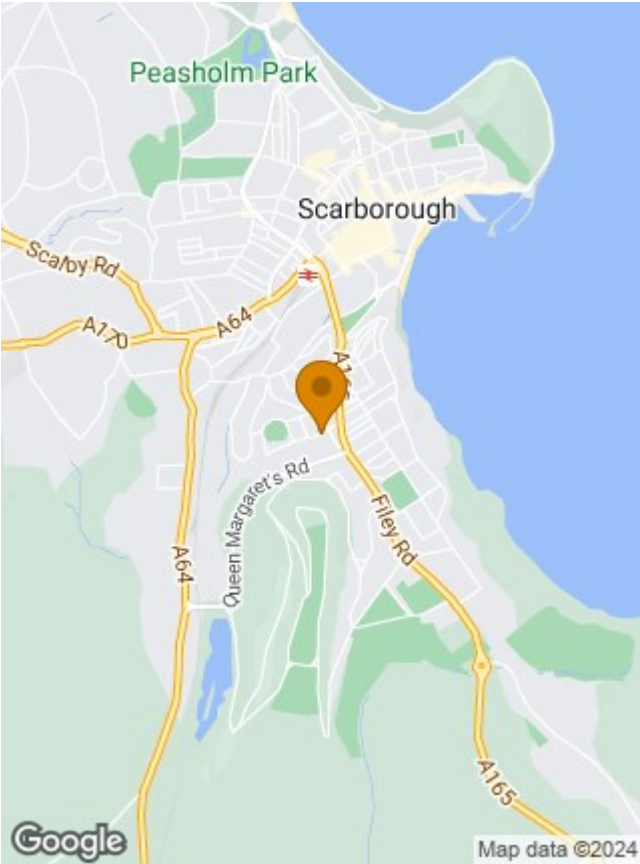
EPC and Council Tax  
Council Tax - Band E  
EPC Rating - TBC

Details Prepared/Ref:  
PF010923





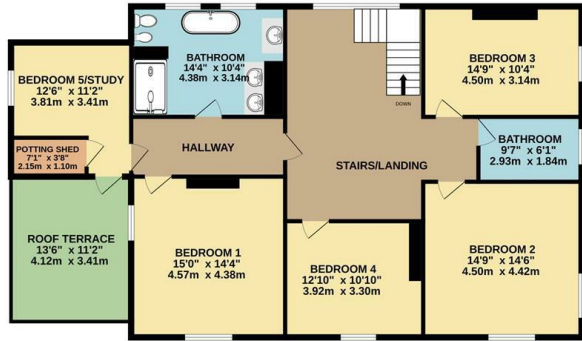




GROUND FLOOR  
1577 sq.ft. (146.5 sq.m.) approx.



1ST FLOOR  
1407 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA : 2984 sq.ft. (277.2 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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Interested? Get in touch today:**

t. 01723 352235 e. sales@cphproperty.co.uk  
19 St.Thomas Street, Scarborough YO11 1DY  
www.cphproperty.co.uk

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