



Apartment 1, 31 Deepdale Avenue, Scarborough, YO11 2UF  
Offers In The Region Of £350,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IMPOSING TWO/THREE BEDROOM GROUND FLOOR APARTMENT
- GENEROUS LIVING PROPORTIONS
- TWO RECEPTION ROOMS AND TWO BATHROOMS
- WELL-MAINTAINED COMMUNAL GROUNDS
- OFF-STREET PARKING AND TWO GARAGES
- SET ON THE HIGHLY SOUGHT AFTER 'DEEPPDALE AVENUE'
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

CPH are delighted to bring to the market this SUBSTANTIAL GROUND FLOOR RESIDENCE which is set within the well regarded WEAPONNESS area of Scarborough and offers SIZEABLE LIVING ACCOMMODATION with a PRIVATE (SEPARATE) ENTRANCE, TWO/THREE BEDROOMS, TWO BATHROOMS, COMMUNAL GARDENS, OFF-STREET PARKING, TWO GARAGES and is set opposite SOUTH CLIFF GOLF COURSE!

The apartment is accessed via a separate (private) entrance, located to the side of this imposing building. The living accommodation briefly comprises; entrance vestibule, generous inner hallway with built-in storage, a spacious bay fronted living room with a feature fireplace, a separate dining room which can be utilised as an additional bedroom, kitchen fitted with a range of appliances (oven, washing machine, dishwasher, hob, freezer) and access from the kitchen floor down to the basement. Also to the ground floor lies two double bedrooms and two shower rooms. The basement level is equipped with power and heating, ideal for storage purposes.

The property is set within well-maintained communal grounds mainly comprising of lawn with a long sweeping driveway that provides off-street parking and access to two garages (owned by this property). The garages are located in a block, to the front aspect of the property. Set opposite to Scarborough's South Cliff Golf Course, this property ideal for any keen golfers!

Situated in the highly regarded Weaponness area of Scarborough, the property is set within a secluded part of the town however still well placed for an abundance of amenities and attractions including local shops, eateries, Scarborough's South Bay beach and Scarborough Town Centre.

Early internal viewing cannot be recommended enough to fully appreciate the space, finish and setting from this impressive ground floor apartment. To arrange a viewing today please call the office on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule  
4'0" x 3'10"

Inner Hallway  
29'8" max x 7'11" max

Shower Room  
6'2" x 3'3"

Living Room  
22'4" max into bay x 15'9" max

Dining Room/Bedroom Three  
13'10" x 10'1"

Kitchen  
13'11" x 9'9"

Bedroom One  
15'10" x 14'2"

Bedroom Two  
13'8" max x 12'0" max

Shower Room  
10'9" x 5'10"

OTHER:

Tenure/Maintenance

This property is a Freehold Flat. We have been informed by the seller that there is a Deed of Covenant in place, which is ran in house at a cost of £150 per calendar month (£1800 per annum) - this includes building insurances and maintenance of the communal areas/gardens. We have also been informed that there are restrictions in place in regard to Holiday Letting and Short Term Leases.

Communal Grounds

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Details Prepared

TLAB/271123 ESR13317



Interested? Get in touch:

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**CPH**

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



England & Wales	
EU Directive 2002/91/EC	
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	
Current	72
Potential	76

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
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