



4 Duchy Avenue, Scalby, Scarborough YO13 0SE  
Offers In The Region Of £475,000

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## Duchy Avenue, Scalby,

Offers In The Region Of  
£475,000

A MODERN, EXECUTIVE DETACHED FAMILY HOME with FEATURE OPEN PLAN BREAKFAST KITCHEN/DINER. This 4/5 BEDROOM property benefits from AMPLE OFF-STREET PARKING , GARAGE, LAWNED GARDENS AND OPEN ASPECT VIEWS. It is well located within a cul-de-sac in the ever popular SCALBY VILLIAGE.

The house is offered to the market in excellent order and briefly comprises of an entrance hall that provides access to the lounge with feature fireplace, the open plan breakfast kitchen/diner with double doors to the rear, the dining room with double doors leading out to the conservatory which overlooks and leads out into the rear garden, the sitting room that may also be used as an extra bedroom, the utility room and the ground floor W/C. The first floor offers the master bedroom with en-suite, two double bedrooms and a good sized further bedroom with built in wardrobes. Externally, is a lawned front garden, driveway suitable for ample parking and garage. The rear of the property benefits from gardens laid mainly to lawn and open aspect views to the sea.

'In our opinion' this generous family home is offered to the market in excellent order including gas heating, UPVC double glazing and modern neutral decoration throughout. The property is also occupies a pleasant site with open aspect views to the front and rear. Being located within Scalby the property affords excellent access to a wealth of amenities including a local shop, public house restaurant, tennis courts, bowling green, rugby club and gym. Early viewing highly recommended as properties of this nature within this location seldom stay on the market for long.

Internal viewing is highly recommended in order to fully appreciate the space, setting and surroundings that this spacious detached property has to offer. Properties of this nature and price seldom stay on the market for long, if you wish to book a viewing, please contact our friendly team at CPH on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

Internal viewing is highly recommended to fully appreciate the space, setting and surroundings on offer from this spacious family home. To arrange a viewing, please contact our friendly team at CPH on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







## Accommodation

### Ground Floor

Lounge  
17'8" x 11'9"

Dining Room  
11'9" x 10'9"

Kitchen  
15'1" x 16'0"

Conservatory  
16'0" x 8'10"

Sitting Room/Bedroom  
15'8" x 8'2"

Utility Room  
7'6" x 6'6"

W/C

### First Floor

Bedroom 1  
16'0" x 11'9"

Ensuite  
8'6" x 5'6"

Bedroom 2  
13'5" x 11'9"

Bedroom 3  
11'5" x 10'5"

Bedroom 4  
9'6" x 8'6"

Bathroom  
5'6" x 7'10"

Garage  
16'8" x 7'10"

## Externally

The front of the property benefits from lawned gardens, block paved driveway suitable for ample parking that leads to the single garage. The rear of the property provides substantial gardens laid mainly to lawn, area's of decking for seating, a beautiful decorative stoned area and open aspect views to the wolds.

Details  
Council Tax Banding - E

LCGV 14032023



Substantial Detached residence, located in a Highly sought after location with Generous Private Gardens and Open Aspect Views to the Wolds.















GROUND FLOOR  
1228 sq.ft. (114.1 sq.m.) approx.

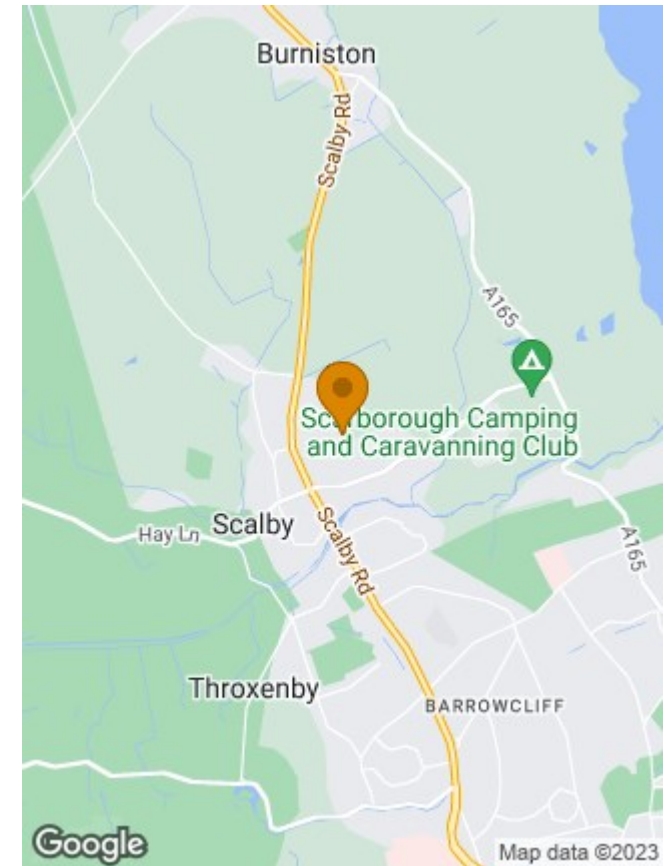


1ST FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**RICS**

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**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