



colin ellis

## South Avenue, Scarborough, YO13 0QD

Welcome to Brown Gates, a distinguished and spacious four-bedroom detached home set in the heart of the highly desirable village of Scalby. Tucked away in a peaceful location and surrounded by beautifully landscaped gardens, this impressive residence offers privacy, comfort, and timeless elegance.

Behind the brown gates, the property unfolds into a well-appointed interior with generously sized living spaces, perfect for family life and entertaining. The accommodation features multiple reception rooms, a kitchen/dining area, four well-proportioned bedrooms and a double garage.

The mature gardens are a standout feature, thoughtfully designed to provide year-round interest, with manicured lawns and established borders.

Ideally situated within walking distance of local amenities and with convenient access to Scarborough and the Yorkshire coast, Brown Gates offers the perfect blend of rural charm and modern living.

Guide Price £785,000



4



2



3



2



## **ENTRANCE HALL**

## **HALLWAY**

## **LIVING ROOM**

4.23 x 5.95 (13'10" x 19'6")

## **SITTING ROOM**

4.13 x 4.51 (13'6" x 14'9")

## **KITCHEN**

7.33 x 3.14 (24'0" x 10'3")

## **DINING ROOM**

3.28 x 3.72 (10'9" x 12'2")

## **UTILITY ROOM**

2.43 x 1.91 (7'11" x 6'3")

## **W/C**

1.84 x 2.13 (6'0" x 6'11")

## **STAIRS TO FIRST FLOOR LANDING**

## **BEDROOM ONE**

4.24 x 4.50 (13'10" x 14'9")

## **BEDROOM TWO**

4.53 x 3.94 (14'10" x 12'11")

## **ENSUITE**

2.25 x 2.11 (7'4" x 6'11")

## **BEDROOM THREE**

3.27 x 2.93 (10'8" x 9'7")

## **BEDROOM FOUR**

3.12 x 2.72 (10'2" x 8'11")

## **BATHROOM**

2.05 x 2.20 (6'8" x 7'2")

## **SEPARATE W/C**

1.02 x 1.93 (3'4" x 6'3")

## **GARDENS**

## **DOUBLE GARAGE**









## Floor 2



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2285 ft<sup>2</sup>212.2 m<sup>2</sup>7 ft<sup>2</sup>0.7 m<sup>2</sup>

Reduced headroom

..... Below 5 ft/1.5 m

GIRAFFE360

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>60</p>	<p>81</p>

England & Wales	EU Directive 2002/91/EC	
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