



18 Alexandra Park, Scarborough, YO12 5JN Price Guide £450,000

This charming Edwardian-style home, built in the 1914, is nestled on the highly sought-after Alexander Park in Scarborough. Bursting with period character, the property seamlessly blends timeless architectural details with practical family living spaces. Original Edwardian touches, such as decorative cornices, wooden flooring and panelling and even some light switches enhance the charm of this home.

When briefly described the property has cloakroom, hallway, 2 reception rooms, large dining kitchen and utility on the ground floor. Upstairs there is a large light filled landing with feature oriel window, 4 bedrooms, one with ensuite and family bathroom with shower enclosure with roll top bath.

One of the home's standout features is the garden room, originally the wash house, this area has created a versatile space with bi-fold doors overlooking the beautiful garden. . The rear garden itself has a patio area, steps up to a veranda and the garden room and further steps up to a decked seating area, lawns, summerhouse and garden shed.

In our option, this home is a rare find, combining elegant period details with a welcoming atmosphere and we urge you to arrange your viewing.

Front Entrance

Gated access to the hard landscaped front garden and steps leading to Wood and glazed storm porch. Wood and glazed Front door.

Entrance Lobby

Wood Panelled inner lobby

WC

Back to wall WC, handbasin and radiator.

Hallway

Wood panelling, decorative cornices, picture rail and radiator.

Lounge 17'2" x 12'10" (5.25 x 3.92)

Front facing Bay Window, Overhead lighting, decorative cornices, picture rail and deep skirting boards. The fireplace has a feature wooden surround, decorative tiled insets, gas fire, a tiled hearth and fender.

Dining Room 17'6" x 15'5" (5.35 x 4.7)

Rear facing Bay Window, Overhead lighting, decorative cornices, picture rail and deep skirting boards. The fireplace has a feature wooden surround, decorative tiled insets, gas fire, a tiled hearth and fender.

Cloaks Area

Internal Cloaks area leading to

Kitchen/Diner 20'9" x 16'0" (6.35 x 4.89)

With a range of wall, base and drawer units, feature butlers sink, metro tiled splashback and wooden worktops. Space for Range Cooker and extractor fan over. Undercounter fridge and freezer. Wooden flooring. Fireplace with electric wood burning stove effect fire. Built in storage, one housing gas boiler. Patio doors leading to rear patio area and door leading to side entrance. Windows overlooking the rear and the side of the property.

Utility Room 8'8" x 6'1" (2.65 x 1.87)

Range of wall, base, drawer units with pantry cupboard and open storage. Ceramic sink unit and metro tiled splashback. Integrated washing machine, dish washing machine and microwave. Window overlooking the front of the property.

Stairs

Wooden balustrade and picture window overlooking the front of the property.

Landing

Oriel window overlooking the front of the property and a further window overlooking the side. Overhead lighting, cornice, picture rail and radiator.

Bedroom 1 17'6" x 11'7" (5.35 x 3.55)

Rear facing double bedroom with window and Juliette doors. Built in storage cupboard, ornamental fireplace.

En Suite

Shower enclosure with drench shower head, WC and handbasin. Ladder radiator

Bedroom 2 13'5" x 12'10" (4.11 x 3.92)

Front facing double bedroom with ornamental fireplace, built in storage, overhead lighting, cornice, picture rail and radiator.

Bedroom 3 13'5" x 11'7" (4.11 x 3.55)

Rear facing double bedroom with ornamental fireplace, built in storage, inset spotlight lighting, cornice, picture rail and radiator.

Bedroom 4 11'11" x 7'3" (3.65 x 2.22)

Rear facing window, overhead light and radiator.

Bathroom 12'0" x 6'1" (3.67 x 1.87)

Dual aspect room with windows overlooking front and side, Roll top Bath, walk in shower enclosure with bar mixer shower with fixed drench head. WC and hand basin. Part panelled walls

Garden Room 25'1" x 12'2" (7.67 x 3.73)

Forming the original washhouse, bifold doors lead to a cosy living area with brick and wood feature fireplace, light and power. This lounge area leads to a versatile space ideal as a workspace.

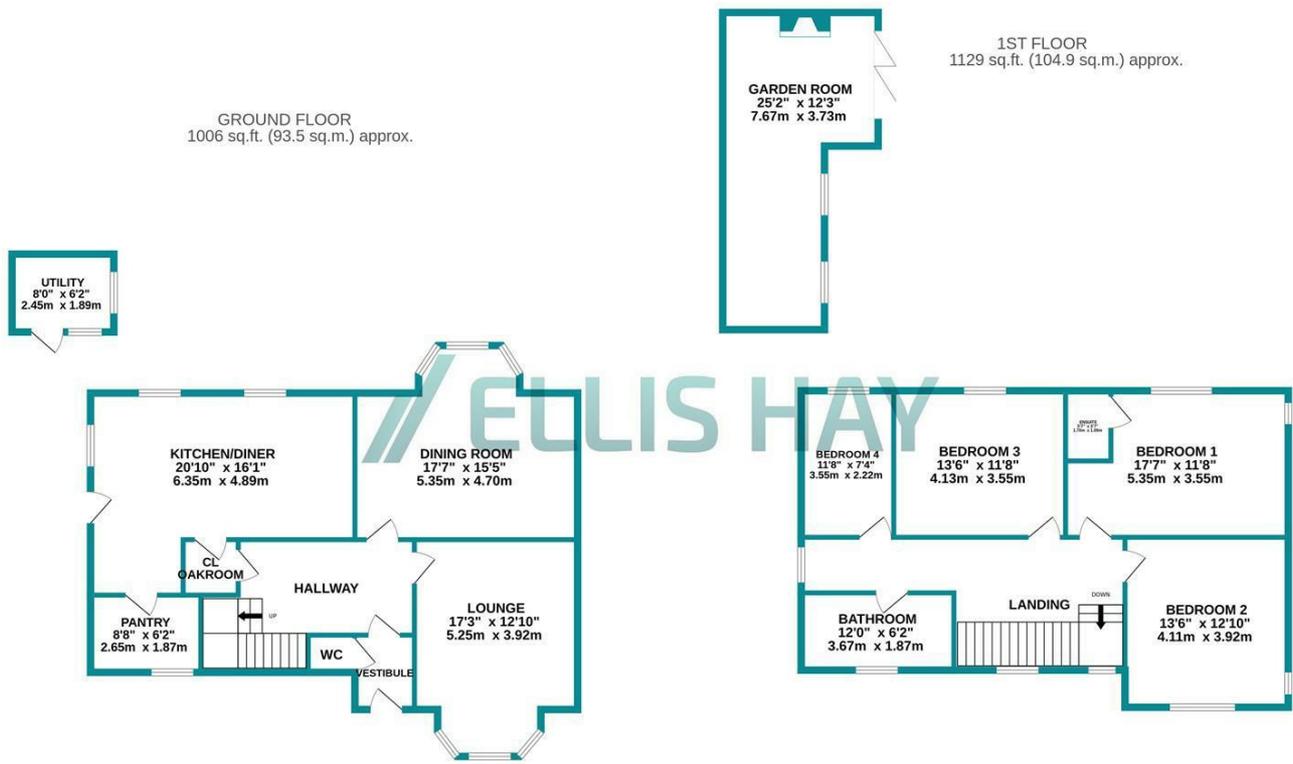
Garden

With hard landscaped patio accessed from the dining kitchen, steps to a further patio area with mature raised borders, steps leading to the lawned area and towards the summer house and an additional set of steps leading to decked area large enough for a hot tub and seating area. The lawn is bordered by mature shrubs and trees and there is also a shed.

Garage

Accessed at the front of the property. With Light and Power.

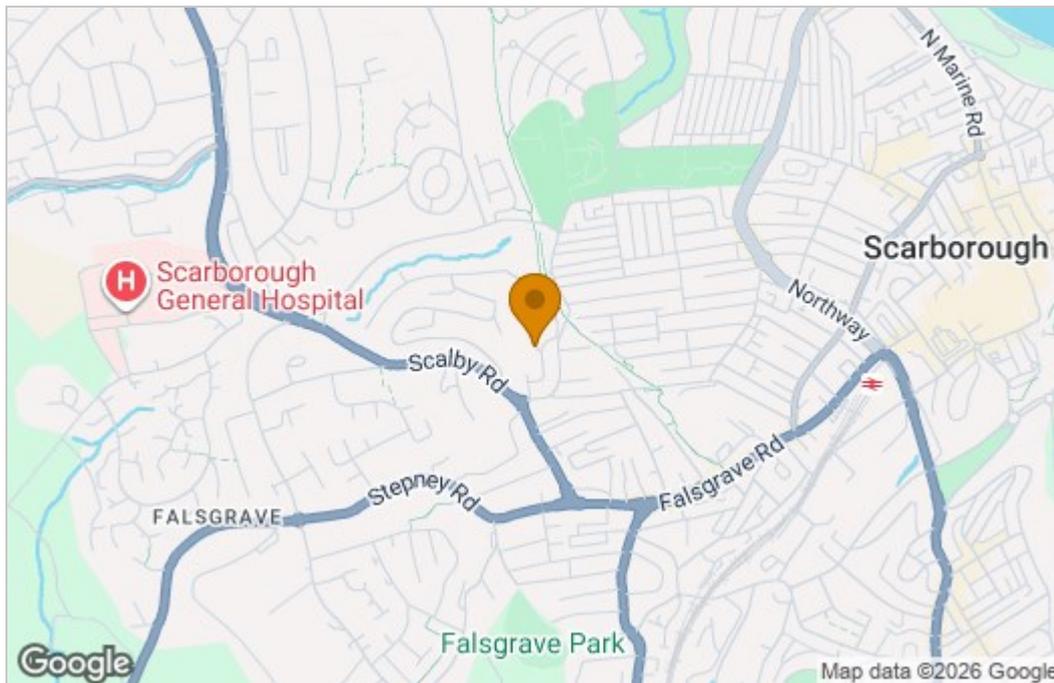
Floor Plan



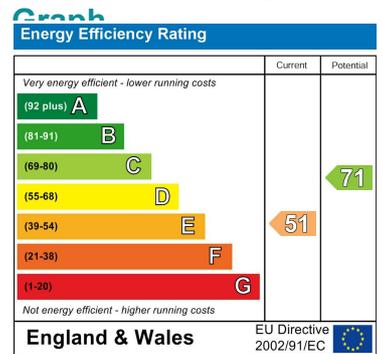
TOTAL FLOOR AREA : 2136 sq.ft. (198.4 sq.m.) approx.

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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Area Map



Energy Efficiency



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