



46 Leighton Close

Crossgates, Scarborough, YO12 4JZ

Guide Price £240,000



3



1



2



C



46 Leighton Close

Crossgates, Scarborough, YO12 4JZ

Guide Price £240,000



46 Leighton Close

Located in the established residential area of Crossgates, this three-bedroom semi-detached home offers convenient access to local shops, schools, transport links, and other everyday amenities.

The property provides well-proportioned accommodation, including a front-facing lounge, modern kitchen, and a flexible ground floor room suitable for use as a family space, playroom, or home office. Upstairs are two double bedrooms, a single bedroom, and a family bathroom. Outside, the rear garden features a hard-landscaped patio and a raised lawn—ideal for outdoor dining and play. A driveway and garage offer off-street parking and storage.

Offered with no onward chain, this property presents a great opportunity for buyers looking to move without delay.

For more information or to arrange a viewing, please contact Ellis Hay

Front Entrance

Hallway

Lounge/Diner

24'8" x 20'9" (7.54 x 6.33)

Cloakroom

Kitchen

10'10" x 9'6" (3.31 x 2.91)

Family Room/Play Room

11'11" x 9'6" (3.65 x 2.91)

Bedroom 1

15'0" x 8'11" (4.59 x 2.72)

Bedroom 2

15'0" x 11'10" (4.59 x 3.61)

Bedroom 3

9'8" x 7'3" (2.96 x 2.22)

Bathroom

9'8" x 6'2" (2.95m x 1.88)

Garage

26'6" x 8'0" (8.1 x 2.46)

Outside

Directions

What 3 Words

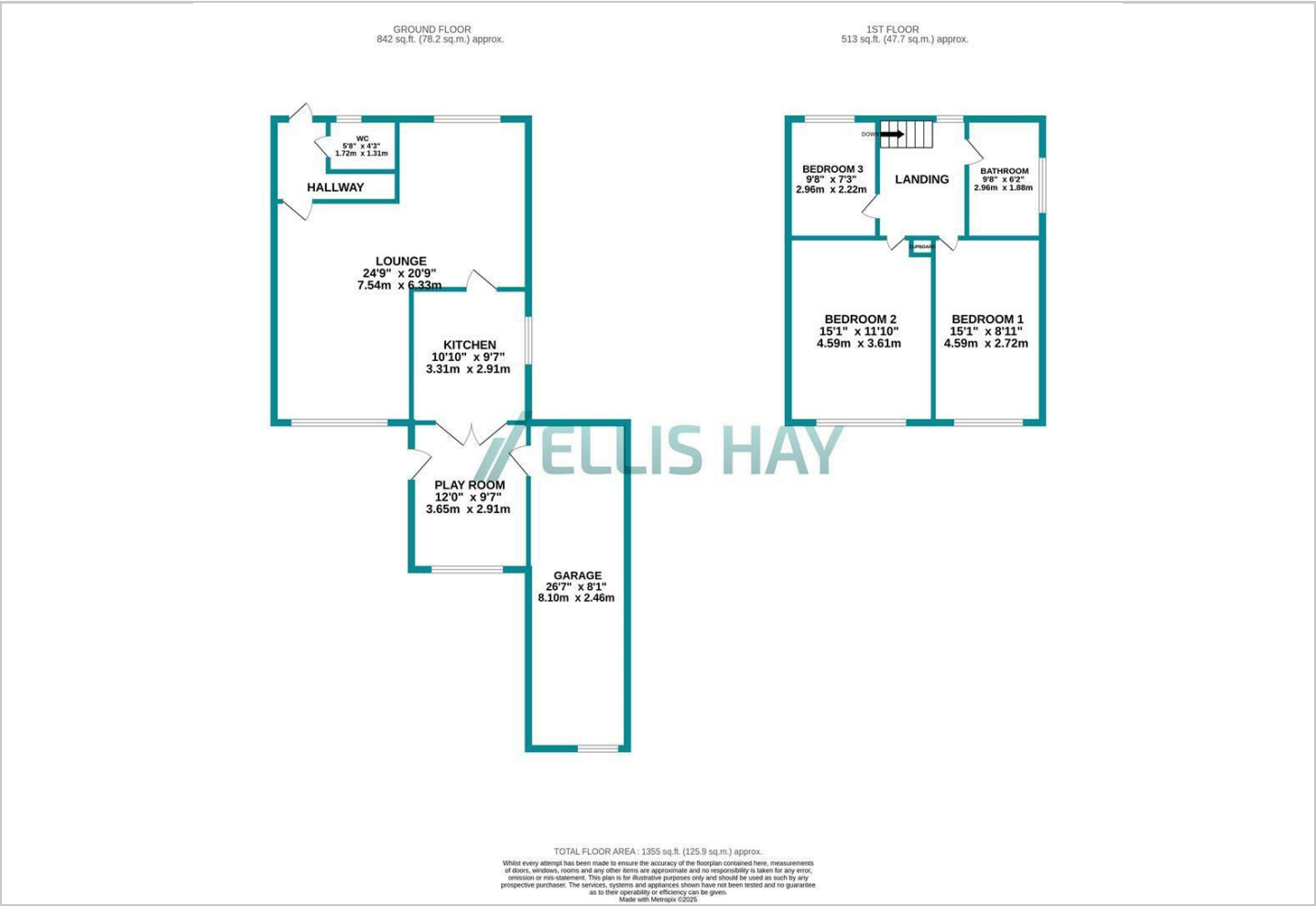
Powering.Results.Slate



Hybrid Map



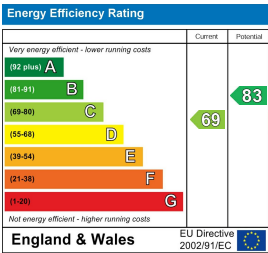
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.