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**HUNTERS**<sup>®</sup>

# Leighton Close, Scarborough

Offers In Excess Of £220,000



Hunters are delighted to bring to the market this WELL PRESENTED EXTENDED SEMI DETACHED Bungalow located in the HIGHLY SOUGHT AFTER AREA OF CROSSGATES benefiting from THREE BEDROOMS, ENCLOSED REAR GARDEN, GARAGE and DRIVEWAY providing AMPLE OFF ROAD PARKING creating the perfect home for COUPLES or SMALL FAMILIES.

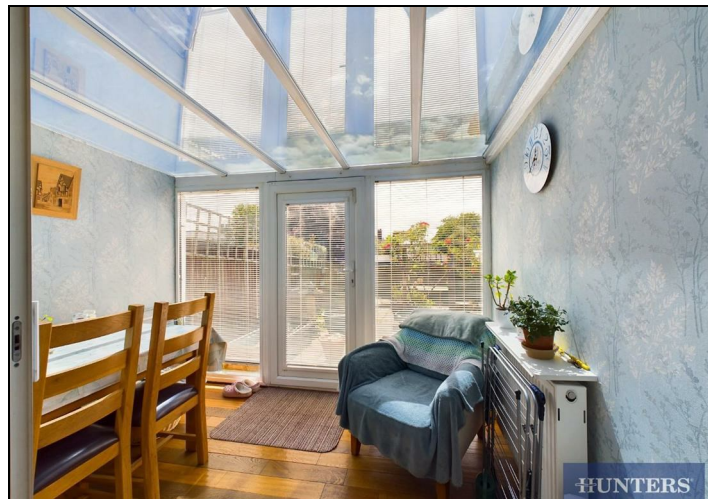
This fantastic property briefly comprises: entrance hall, spacious lounge with access to the sun room, fully fitted kitchen, three bedrooms and family shower room. To the outside of the home you are welcomed with a rear enclosed yard, garage and driveway providing ample off road parking.

Crossgates is conveniently located on the outskirts of Scarborough Town midway between Cayton & Seamer Village offering a wide range of local amenities such as restaurants, takeaways, primary & secondary schools as well as easy access into town and to the A64. The local area also benefits from playing fields, park and excellent dog walking facilities around Burton Riggs Nature Reserve making this an ideal family home!

This is not one to miss, call now to arrange a viewing!

## KEY FEATURES

- Semi detached bungalow
  - Three bedrooms
    - Sun room
    - Garage
    - Driveway
  - Rear enclosed garden
    - EPC: D
- Access to local amenities
- Highly sought after location







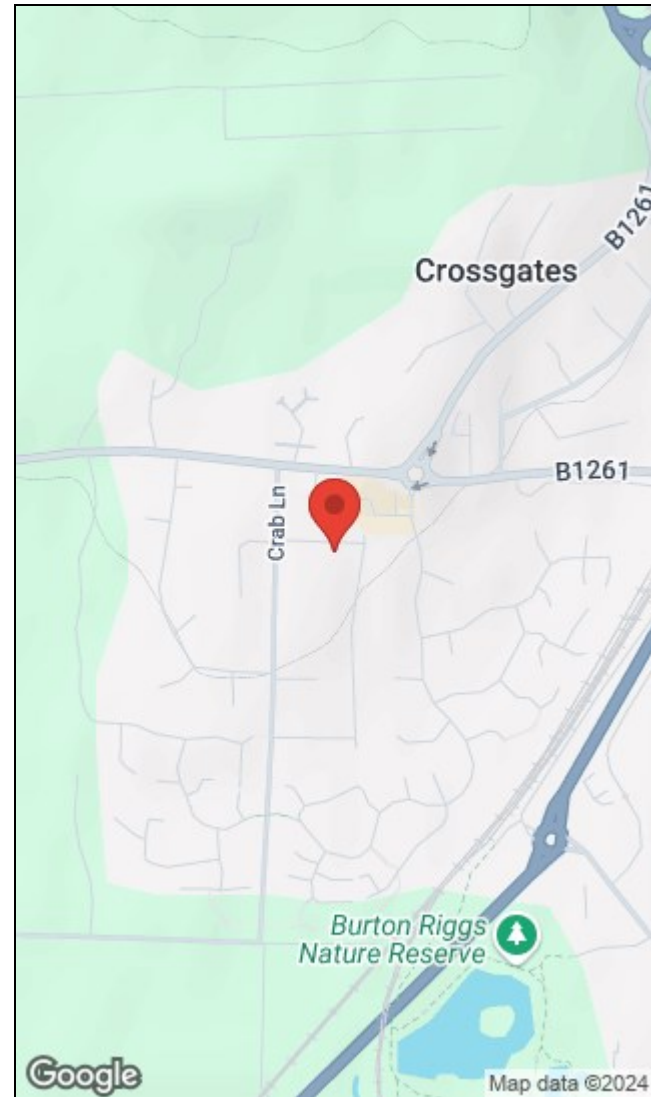


Approximate total area<sup>(1)</sup>  
769.01 ft<sup>2</sup>  
71.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	<b>83</b>	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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