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# Robin Place

## Offers In The Region Of £210,000



Hunters are delighted to offer this spacious two bedroom end terrace with conservatory, garden & ample parking.

A well-presented end terrace home offering generous living space inside and out. This delightful property features a bright living room, modern fitted kitchen, and a spacious conservatory opening onto a private rear garden—ideal for relaxing or entertaining.

Upstairs, there are two good-sized double bedrooms and a contemporary family bathroom. Outside, the home boasts off-street parking for up to four vehicles, plus a garage providing excellent storage or workspace.

Located in a popular residential area with easy access to local shops, schools, and transport links, this property is perfect for first-time buyers or small families.

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!

Internal viewing is highly recommended!



## KEY FEATURES

- End Terrace Home
- Large Living Room
- Kitchen with Dining Space
  - Two Bedrooms
- Parking For Four Cars
- Additional Garage















Approximate total area<sup>(1)</sup>


880 ft<sup>2</sup>

81.8 m<sup>2</sup>


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

Calculations are based on RICS IPMS 3C standard.

A map of the Burton Riggs Nature Reserve area. The map shows a road network including Crab Ln, A64, and B1261. A red pin is located in the center of the map, near the intersection of Crab Ln and A64. The Burton Riggs Nature Reserve is marked with a green tree icon and labeled. The area is surrounded by green fields and some buildings. The map is credited to Google and shows map data from 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		69	
(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			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales** EU Directive 2002/91/EC 



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