



## Leighton Close, Scarborough, YO12 4LA

- Detached bungalow on a larger-than-average plot in Crossgates
- Wrap-around gardens plus enclosed rear garden with summer house
- Ideal for downsizers seeking single-level living
- Bright layout with living room, kitchen, two double bedrooms and shower room
- Double garage and driveway offering ample parking
- Close to shops, schools, transport links and Burton Riggs Nature Reserve

**£235,000**



# Leighton Close, Scarborough, YO12 4LA

## DESCRIPTION

Positioned within the sought-after Crossgates area on Scarborough's South Side, this neatly presented detached bungalow sits on an impressive larger-than-average plot, complete with wrap-around gardens, a double driveway and garage. Offering generous outdoor space and comfortable single-level living, it is an ideal option for those looking to downsize or enjoy a quieter residential setting close to excellent local amenities.

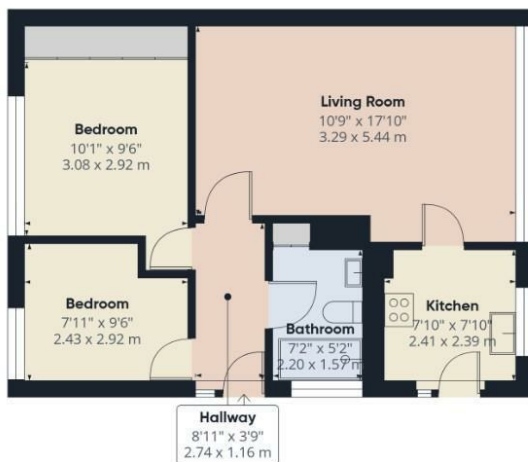
The bright and spacious accommodation includes an entrance hallway, a well-proportioned living room, a fitted kitchen, two double bedrooms, and a modern shower room. The layout has been thoughtfully arranged to provide practical, low-maintenance living throughout.

Externally, the bungalow benefits from extensive lawned gardens surrounding the property, providing plenty of scope for planting, outdoor seating and year-round enjoyment. There is a garage along with a driveway to the side elevation offering ample off-road parking. To the rear, you'll find further enclosed lawned gardens, complete with a summer house and a dedicated seating area, creating a peaceful and private outdoor escape.

Crossgates offers a highly convenient location on the edge of Scarborough, positioned between Cayton and Seamer. The area provides a range of amenities including shops, restaurants, takeaways, schools, and strong transport links into Scarborough Town Centre and towards the A64. Local playing fields, a nearby park and excellent walking routes around Burton Riggs Nature Reserve further enhance the appeal of this location.







Ground Floor Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
690 ft<sup>2</sup>  
64.1 m<sup>2</sup>

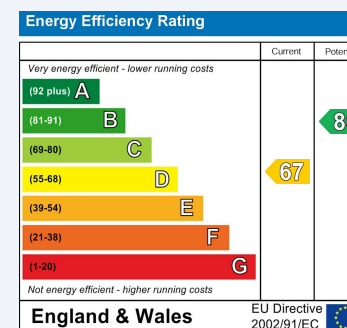
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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