



6. Leighton Close, Scarborough, YO12 4JZ

Guide Price £200,000

- *Two Bedroom Semi- Detached Bungalow*
- *Bright & Versatile Sunroom*
- *Private Driveway Parking*
- *Popular Crossgates Location*
- *Two Double Bedrooms*
- *Excellent Transport Links*
- *Spacious Bay-Fronted Lounge*
- *Front & Rear Gardens*
- *Scope to Update & Personalise*

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This versatile two-bedroom detached bungalow is ideally positioned in the popular Crossgates area, just outside Scarborough. Offering spacious single-level accommodation, the property features a generous bay-fronted lounge, fitted kitchen, bright sunroom, two double bedrooms and a family bathroom. Externally, there are front and rear gardens together with a private driveway providing off-street parking. Conveniently located for local amenities, regular bus services, Seamer railway station and excellent road links via the A64 and Filey bypass, the property also offers excellent scope to update and personalise.



Council Tax Band: C



This well-proportioned two-bedroom detached bungalow occupies a pleasant residential position within the popular Crossgates area, just outside Scarborough, offering versatile single-level accommodation, generous outside space and excellent potential for a purchaser looking to create a home to their own taste.

A welcoming entrance opens into a generous hallway providing access to the principal accommodation. The spacious front-facing lounge features an attractive bay window which allows plenty of natural light into the room, together with a feature fireplace creating a central focal point.

The property offers a fitted kitchen with a range of wall and base units, work surfaces and space for appliances, leading through to a bright sunroom overlooking the garden. This useful additional reception space adds further versatility to the home and could be enjoyed as a dining area, sitting room or relaxing garden room.

There are two well-proportioned double bedrooms, both offering comfortable accommodation, while the flexible layout lends itself particularly well to downsizers, couples or those requiring space for visiting family, a home office or hobby room. A generously sized family bathroom fitted with a three-piece suite completes the internal accommodation.

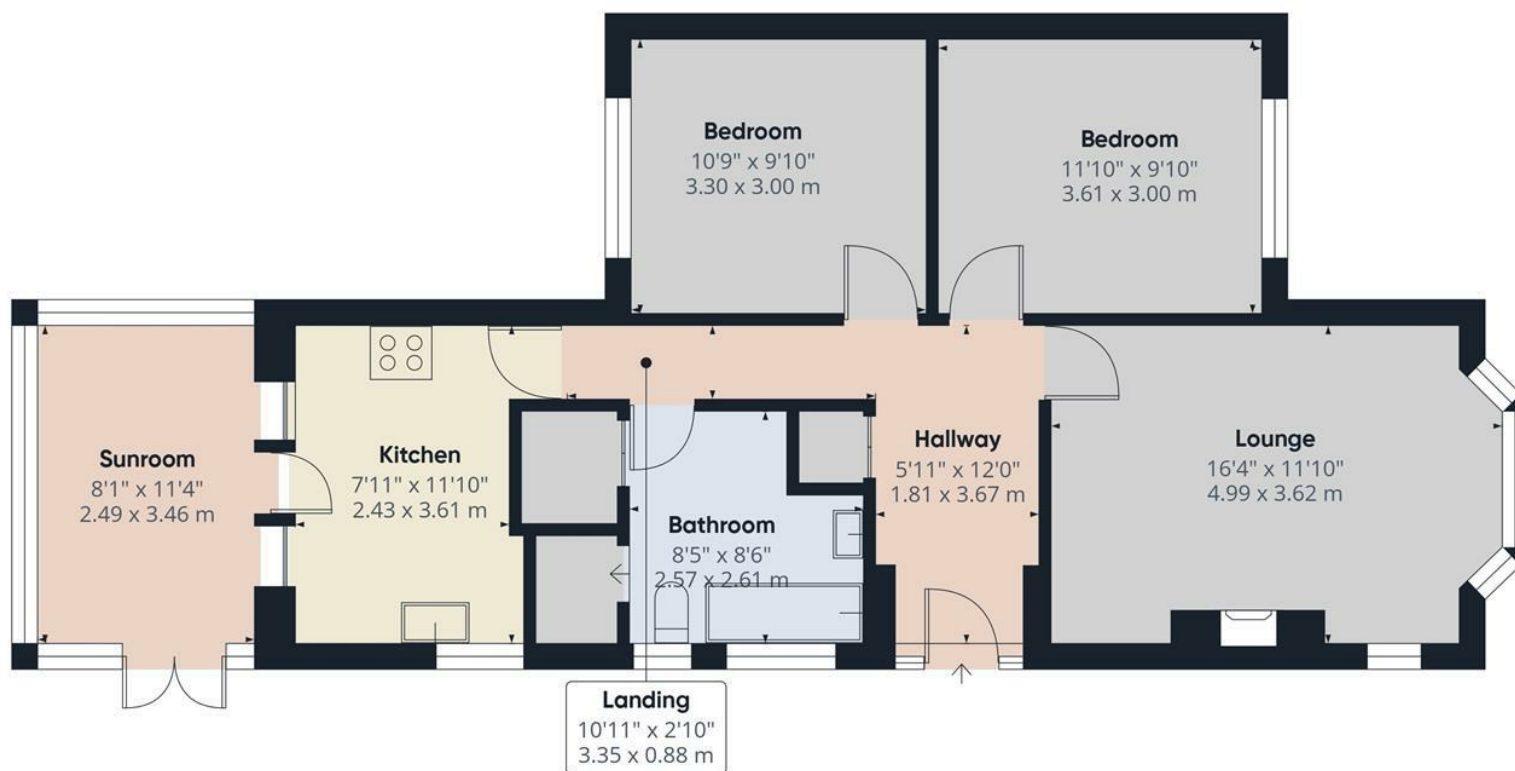
Externally, the bungalow benefits from gardens to the front and rear, with a private driveway providing off-street parking. The rear garden offers a manageable outdoor space with lawn and established planting, ideal for those looking for an attractive garden without excessive maintenance.

Crossgates is a well-connected and convenient location, positioned just outside Scarborough with the town centre only a short drive away. Excellent transport links include easy access to the A64 and the bypass towards Filey, together with a regular bus service and Seamer railway station within walking distance. A selection of useful local amenities can also be found close by, including a convenience store, takeaway and public house.

Extending to approximately 821 sq ft (76.4 sq m), this versatile detached bungalow offers an appealing combination of spacious accommodation, outdoor space and excellent transport connections, together with scope for a new owner to update and personalise the property.

Early viewing is highly recommended to fully appreciate the space, versatility and convenient location this Crossgates bungalow has to offer.





Approximate total area⁽¹⁾

821 ft²

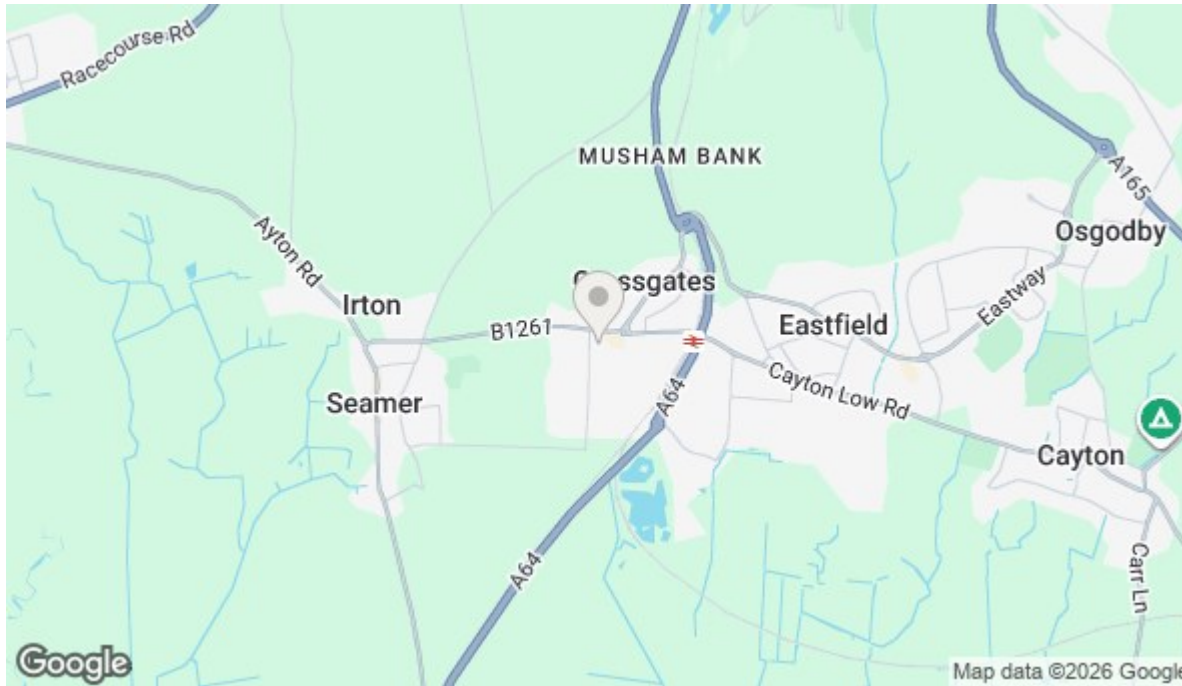
76.4 m²

(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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Viewings

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