



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

Crossgates Car Sales, Crossgates

In Excess of **£500,000**



Crossgates Car Sales

Crossgates, Scarborough

- EXCELLENT INVESTMENT OPPORTUNITY- CAR GARAGE WITH BUNGALOW
- CROSSGATES CAR SALES COMPRISING OF GARAGE, WORKSHOPS, OFFICE AND GENEROUS FORECOURT
- IMPOSING FOUR BEDROOM BUNGALOW IN GOOD DECORATIVE ORDER
- WELL MAINTAINED TIERED GARDENS WITH LAWN AND PAVING
- FANTASTIC LOCATION IN CLOSE PROXIMITY TO A64

We are delighted to present this imposing four-bedroom character bungalow together with a car garage/workshop, offering an excellent investment opportunity in a fantastic location near the A64.

The property is presented in good decorative order throughout, providing a spacious and versatile layout ideal for a range of buyers. The generous accommodation comprises four well-proportioned bedrooms, each thoughtfully designed to maximise comfort and light, alongside welcoming reception rooms that showcase the home's charm and character. The kitchen is well-equipped, offering ample storage and workspace, while the family bathroom is finished to a high standard.

This unique offering also includes the Crossgates Car Sales premises, featuring a substantial garage, two versatile workshops, office, WC and a generous forecourt, making it particularly appealing for those seeking a business opportunity alongside a comfortable home. The bungalow is ideally configured to suit family life or those looking for single-level living, with each room flowing seamlessly to create a warm and inviting atmosphere.

With its blend of residential and commercial potential, this property is perfectly positioned for convenience, being just moments from major transport links and local amenities.





BUNGALOW- GROUND FLOOR

Entrance Vestibule & Hall

Snug 14' 5" x 12' 2" (4.40m x 3.70m)

Dining Area 19' 4" x 12' 2" (5.90m x 3.70m)

Kitchen 12' 2" x 8' 10" (3.70m x 2.70m)

Lounge 22' 4" x 13' 1" (6.80m x 4.00m)

Utility/Boiler Room 7' 10" x 3' 7" (2.40m x 1.10m)

Bathroom 9' 6" x 6' 11" (2.90m x 2.10m)

WC 7' 7" x 6' 11" (2.30m x 2.10m)

Bedroom 1 14' 1" x 12' 2" (4.30m x 3.70m)

Bedroom 2 12' 2" x 11' 6" (3.70m x 3.50m)

FIRST FLOOR

Bedroom 3 18' 1" x 11' 10" (5.50m x 3.60m)

Bedroom 4 17' 5" x 8' 6" (5.30m x 2.60m)

Dressing Area 11' 6" x 7' 10" (3.50m x 2.40m)

CROSSGATES CAR SALES

Garage 17' 9" x 13' 9" (5.40m x 4.20m)

Office 19' 0" x 13' 1" (5.80m x 4.00m)

Workshop 33' 2" x 21' 4" (10.10m x 6.50m)

Workshop 23' 11" x 16' 1" (7.30m x 4.90m)

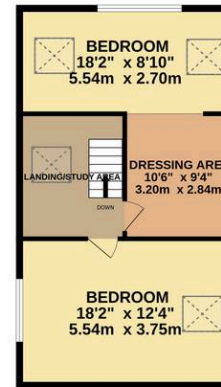
BUSINESS RATES - Crossgates Car Sales has a rateable value of £6,200 and therefore qualifies for 100% small business rates relief (as of 1st April 2026).

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
2924 sq.ft. (271.7 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 3499 sq.ft. (325.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132