

1C CENTURIAN WAY CROSSGATES, NEAR SCARBOROUGH



An immaculately presented detached bungalow with an attractive open aspect to the front, nicely situated on the fringes of Crossgates, close to Seamer village.

Attractive, modern accommodation of nearly 1,000 square feet.

Entrance hall – living room – dining kitchen with doors out to the garden.

Master bedroom with en-suite shower room – two further double bedrooms – wet room.

Set in private, easy to care for grounds, with a south facing garden to the rear.

Ample private parking on the block paved driveway.

NO ONWARD CHAIN

GUIDE PRICE £335,000

An individual detached bungalow, set in a unique position on the edge of Centurian Way and benefiting from an attractive, open and uninterrupted view over the green to the front.

1C Centurian Way was built in 2021 as a unique, one-off build and provides, attractive, modern accommodation with surprisingly well-proportioned rooms presented to a good standard throughout. Being a recent build the property scores exceptionally well in its EPC, which is currently a B83, making it an efficient home to run. The property has been designed with accessibility in mind, with larger than average hallway and doorways and a wet room

The property provides versatile accommodation of just under 1,000 square feet. In brief, entrance hallway with a fitted cloak cupboard, front facing sitting room which opens through to the generous dining kitchen which has French windows out onto the south facing rear garden. There are three bedrooms including a master bedroom with en-suite shower room and an additional wet room.

1C Centurian Way is situated on the fringes of the recent Centurian Way development and occupies a private position, off a driveway which serves just two properties. There are easy to care for gardens which face south at the rear and are especially private and sheltered. Ample parking can be found on the block paved driveway to the front.



LOCATION

Crossgates is a well-served residential area located close to both the sought after village of Seamer and the seaside town of Scarborough. Seamer offers a range of large amenities including several public houses, primary school, small supermarket and various shops. Scarborough is within easy reach and offers a diverse range of facilities; whilst the A64 is close at hand and offers good road links with Malton, York and A1(M) motorway network. Seamer Station is also close by with a regular service to York where there are connections to all mainline services.

ACCOMMODATION COMPRISES

HALLWAY

Half glazed front door. Laminate wood floor. Two radiators. Loft inspection hatch, the loft is well insulated and houses the Ideal gas fired central boiler. Fitted coats cupboard housing the electric fuses and with fitted shelves and coat hooks.



SITTING ROOM

5.30 m (17'5") x 3.60 m (11'10")

Bay window to the front overlooking the open green to the front. Space to the front. Window to the side. Radiator. Television point. Open through to:



DINING KITCHEN

5.80 m (19'0") x 3.30 m (10'10")

Range of fitted kitchen cabinetry with tiled splashbacks and butcher block style worktops, incorporating a one and a half bowl stainless steel sink unit. Peninsula work top with fitted storage. Integrated electric oven. Integrated four ring hob and extractor overhead. Integrated fridge freezer. Automatic washing machine. Recessed ceiling lights. Tiled floor. Radiator. Generous dining area. French doors out to the south facing garden. Window to the rear.



BEDROOM ONE

4.00 m (13'1") x 2.90 m (9'6")

Pair of windows to the front elevation. Range of fitted wardrobes by Sharps. Radiator. Television point.



BEDROOM TWO

3.30 m (10'10") x 3.30 m (10'10")

Casement window to the rear elevation. Range of fitted wardrobes by Sharps. Radiator.



BEDROOM THREE

3.30 m (10'10") x 2.40 m (7'10")

Casement window to the rear elevation. Radiator.



EN-SUITE SHOWER ROOM

2.00 m (6'7") x 1.50 m (4'11")

Double width walk-in shower cubicle with a fully tiled surround. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Window to the side. Chrome heated ladder towel rail. Bathroom mirror with integral light. Extractor fan.



WET ROOM

2.10 m (6'11") x 1.90 m (6'3")

Shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Window to the side. Chrome heated ladder towel rail. Extractor fan.

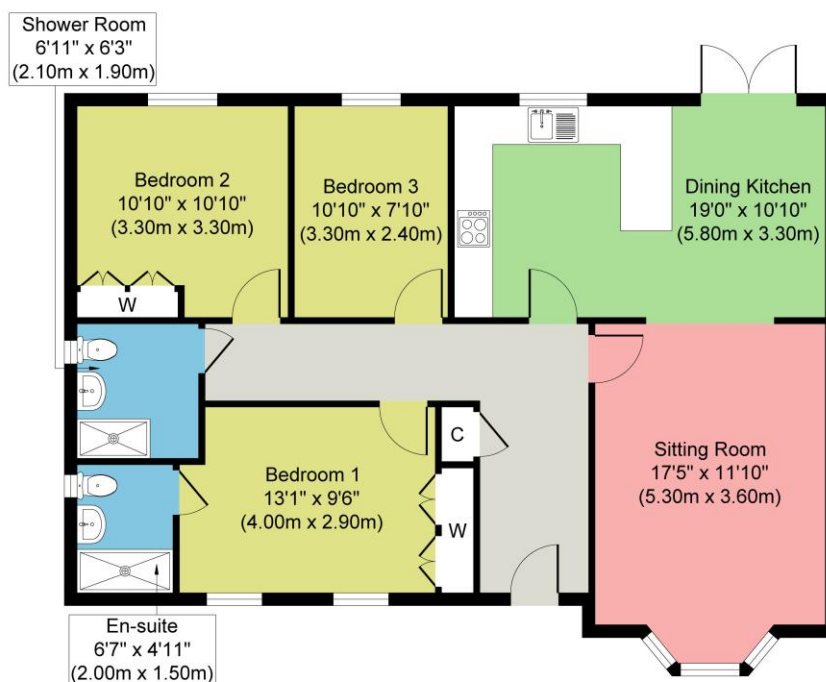


GARDEN & GROUNDS

1C Centurian Way is situated down a small driveway which runs off the main approach into Centurion Way and looks directly out over the green, providing the property with a remarkably pastoral outlook for a property situated within what is a well-served residential area. The green has been attractively landscaped with many mature trees providing year-round colour and interest and pathways, ideal for dog walkers or cyclists.

The property is set within private and sheltered grounds which face south at the rear and have been beautifully landscaped to create an easy to care for lawned garden, with pretty flower and shrub borders. Mature trees border the property to the western boundary and at the front are a pair of mature flowering cherries. At the side stands a useful timber garden shed and to the front is a wide, block paved parking area, with a further area of parking to be found across the driveway.





Approximate Floor Area
986 sq. ft
(91.61 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Service: Mains water, drainage, gas and electric.
 Council Tax: Band D
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: North Yorkshire Council – Scarborough
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO12 4LE
 EPC: Current B/83 Potential A/94

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

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