



5 Duncombe Close, Scarborough, YO12 4JW

Offers In The Region Of £215,000

- *Off-street parking*
- *Flexible accommodation arranged over two floors*
- *Gas Central Heating*
- *Modern shower room*
- *Well-presented semi-detached dormer bungalow*
- *Excellent location*
- *Spacious dual-aspect lounge/diner*
- *Double Glazing throughout*
- *Large Garden*

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A well-proportioned and versatile semi-detached dormer bungalow, ideally positioned within the ever-popular Crossgates area. Offering flexible accommodation over two floors, including a spacious dual-aspect lounge/diner, ground floor bedroom option, modern shower room, attractive rear garden, off-street parking and garage, this home is perfectly suited to a range of buyers. With excellent access to local shops, schools, medical facilities, regular bus routes and the nearby train station.



Council Tax Band: C



Located within the ever-popular Crossgates area, this well-proportioned semi-detached dormer bungalow presents an excellent opportunity for a wide range of buyers seeking space, flexibility and convenience.

The ground floor accommodation is both practical and welcoming, comprising an entrance hall, a bright dual-aspect lounge/diner that creates an ideal entertaining and family space, a fitted kitchen, a ground floor bedroom and a convenient WC. The presence of a bedroom on this level offers versatility and will particularly appeal to those looking for the option of single-level living.

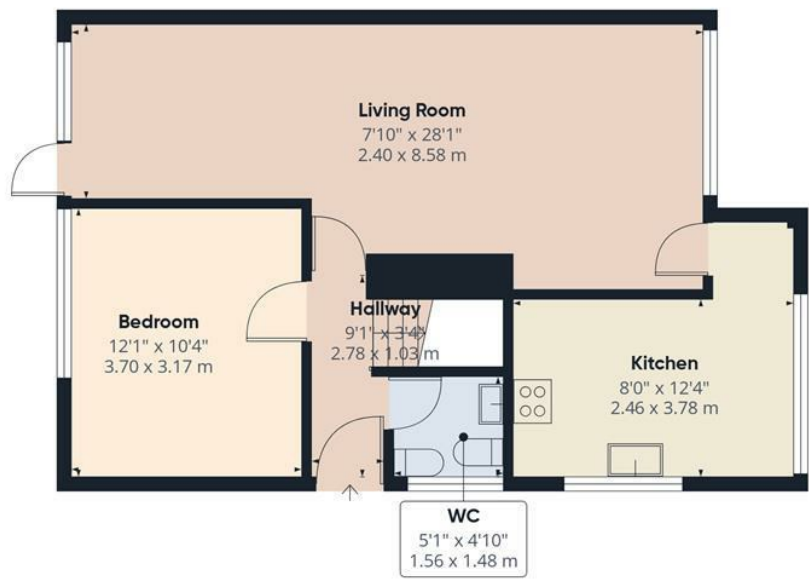
To the first floor, the property continues to impress with a generous main bedroom and a modern shower room, providing a comfortable and private retreat.

Externally, the home benefits from an attractive lawned rear garden — ideal for relaxing or entertaining — together with off-street parking and a garage, increasingly desirable features in today's market.

Crossgates remains a consistently strong residential location, offering excellent access to local shops, supermarkets, medical centre and well-regarded schools including George Pindar Secondary. Regular bus routes provide easy access into Scarborough town centre, while the nearby train station enhances connectivity for commuters.

Combining a flexible layout, sought-after setting and excellent local amenities, this property represents a superb opportunity in a location where demand remains steady.





Floor 0



Floor 1



Approximate total area⁽¹⁾
847 ft²
78.7 m²

Reduced headroom
6 ft²
0.6 m²

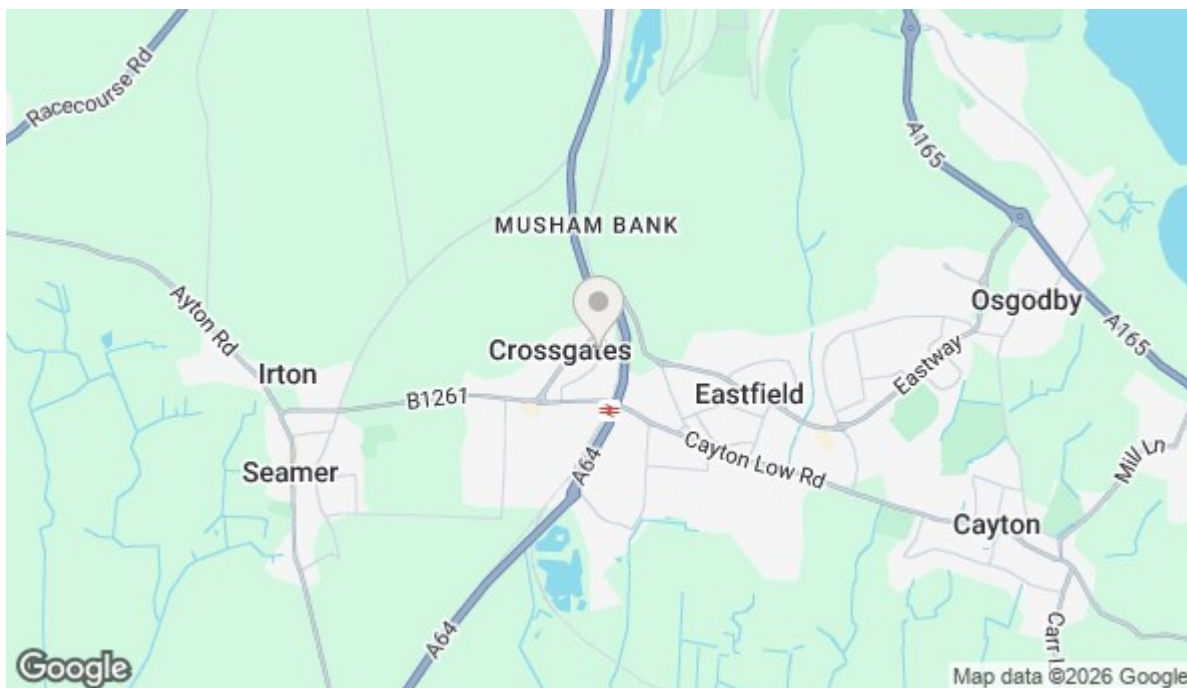
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360





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

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