



## *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*

## 5 Duncombe Close, Scarborough YO12 4JW

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<sup>(1)</sup>**  
847 ft<sup>2</sup>  
78.7 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewings

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