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# Duncombe Close, Scarborough

## Offers In Excess Of £210,000



Situated in the sought-after Crossgates area, this semi-detached dormer bungalow offers well-proportioned and versatile accommodation arranged over two floors.

The ground floor features a welcoming entrance hall, a bright and spacious dual-aspect lounge/diner, a fitted kitchen, and a convenient downstairs WC. A comfortable bedroom is also located on this level, making it ideal for those seeking the option of single-level living.

Upstairs, the home provides a generous main bedroom and a modern shower room, creating a private and relaxing retreat.

Externally, the property boasts a lawned rear garden, perfect for relaxation or entertaining, together with off-street parking and a garage for added convenience.

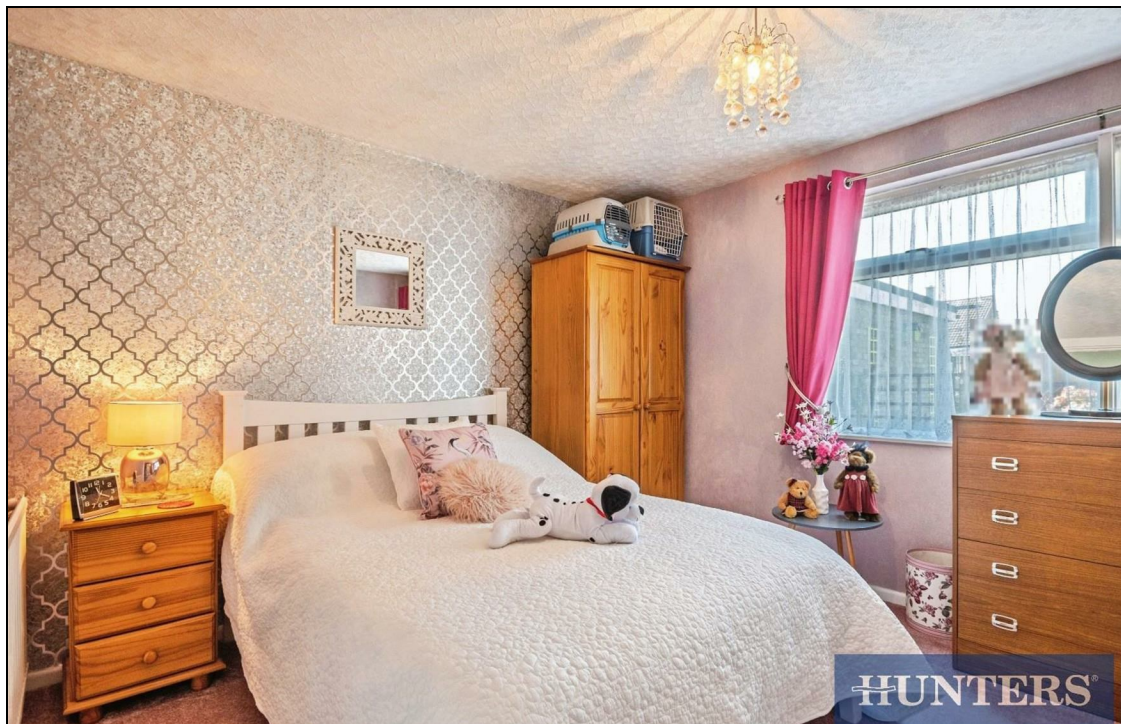
The location is equally impressive, with local shops, a supermarket, and Eastfield's Medical Centre close by, as well as well-regarded schools including a junior school and George Pindar Secondary School. Excellent transport links make commuting effortless, with regular bus services to Scarborough town centre and the added advantage of being just moments from the train station.

With its flexible layout, prime position, and welcoming feel, this charming bungalow is well-suited to a wide range of buyers — from families to professionals — and represents an excellent opportunity to enjoy both comfort and convenience.

## KEY FEATURES

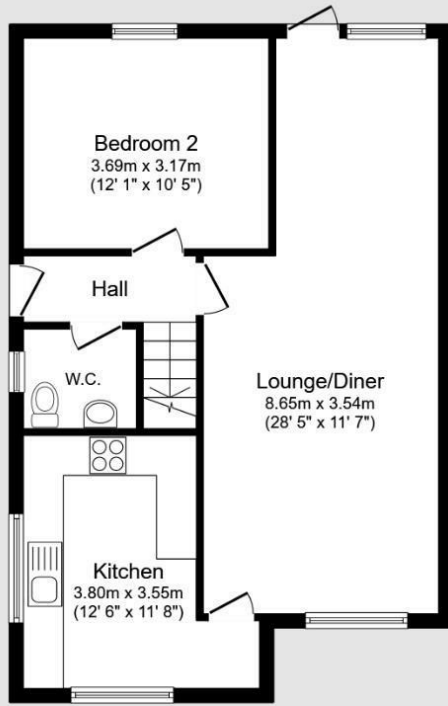
- Semi-detached dormer bungalow offering versatile accommodation over two floors
- Spacious dual-aspect lounge/diner plus a fitted kitchen
- Ground floor bedroom and convenient downstairs WC
- First-floor main bedroom with modern shower room
- Attractive lawned rear garden, off-street parking and garage
- Desirable Crossgates location close to shops, schools, transport links and train station



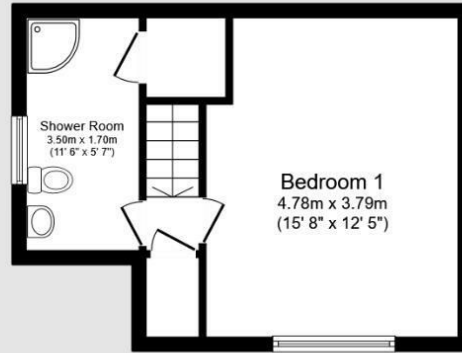




5 Duncombe Close, Scarborough, YO12 4JW



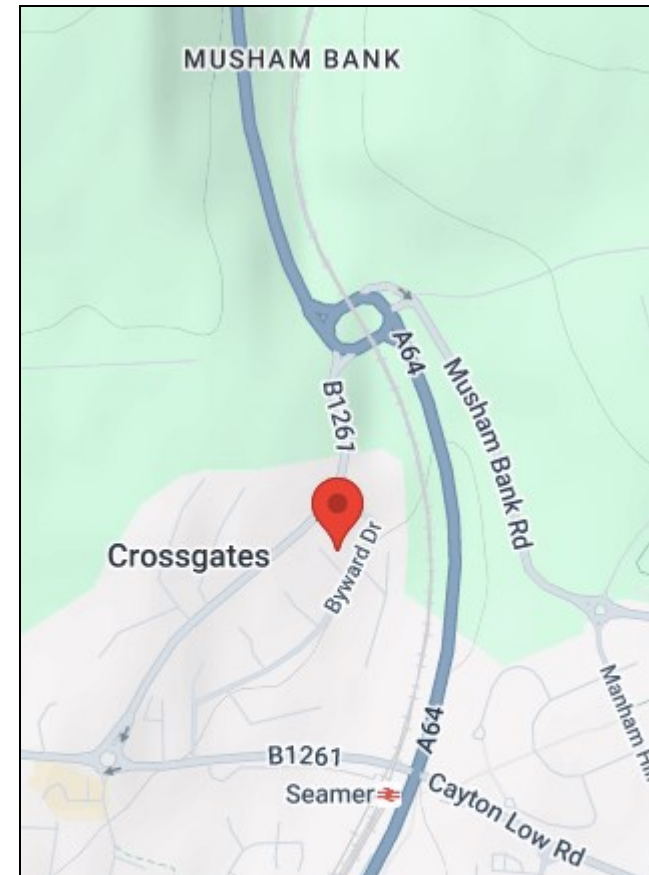
**Ground Floor**  
Floor area 57.9 sq.m. (624 sq.ft.)



**First Floor**  
Floor area 28.8 sq.m. (310 sq.ft.)

Total floor area: 86.8 sq.m. (934 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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>	
Not energy efficient - higher running costs	
<b>57</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>82</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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>57</b>	
EU Directive 2002/91/EC	

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