



## *5 Kingfisher Close, Scarborough, YO12 4TZ*

*Asking Price £355,000*

- *DETACHED BUNGALOW*
- *OFF STREET PARKING*
- *GAS CENTRAL HEATING*
- *THREE BEDROOMS*
- *BRICK GARAGE*
- *DOUBLE GLAZING*
- *FRONT, SIDE AND REAR GARDENS*
- *NEWLY FITTED CONSERVATORY*
- *DESIRABLE AREA*



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***Situated in the SOUGHT AFTER area of CROSSGATES is this three bedroom, DETACHED BUNGALOW with FRONT, SIDE AND REAR GARDENS, a driveway, GARAGE, CONSERVATORY and easy access to the A64. In a SMALL CUL-DE-SAC, this property offers easy access to COUNTRYSIDE WALKS and A NATURE RESERVE and would make a LOVELY, PERMANENT RESIDENCE.***



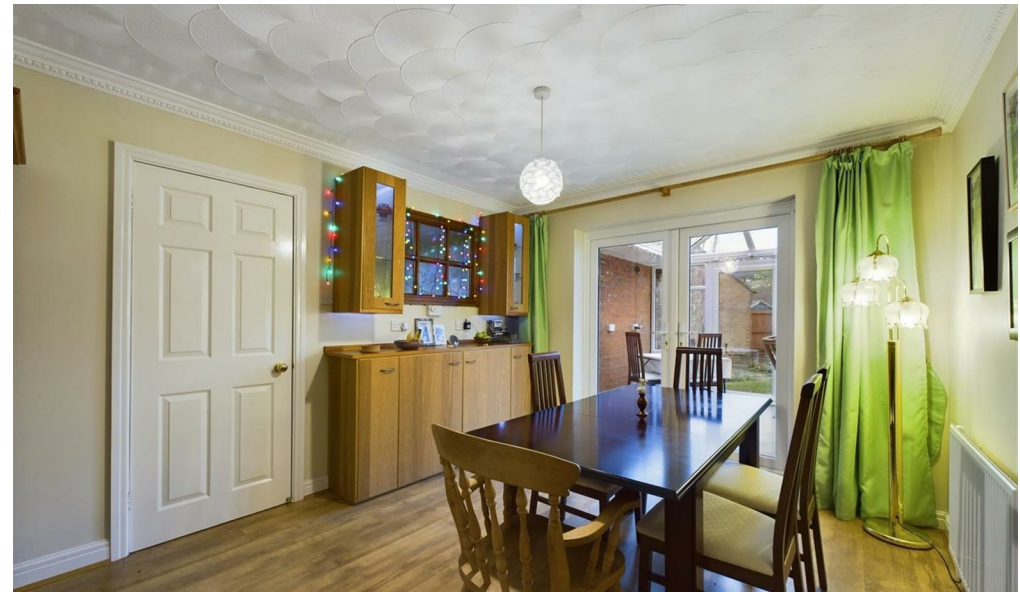
Council Tax Band: E



*This fabulous property briefly comprises of; entrance hallway leading into the spacious, bay window lounge, fitted kitchen with an array of wall and base units with plenty of storage space, and integrated appliances, which leads through into the utility room. There are three double bedrooms, one complete with luxury en suite boasting a feature walk in shower, and a modern, three-piece family bathroom. The property also benefits from a spacious, newly installed conservatory to the rear overlooking the gardens, which would make an ideal entertaining space. Externally, the property has both front, side and rear landscaped gardens and a driveway providing off-street parking and brick built garage, ideal for storage.*

*Located within the popular Crossgates area, this property affords excellent access to a wealth of amenities including the Public House 'The Byways', a range of eating and drinking establishments, 'Morrisons' and a gym. Additionally, this property is situated within close proximity to Seamer Train Station and a regular bus route, providing easy commuting to and from a range of locations.*

*Viewing is a must to appreciate the space and features this property has to offer, and would be an ideal property for a host of buyers including those looking for a permanent residence. Call our friendly Sales Team on 01723 377707 to arrange your viewing today!*















Approximate total area<sup>a</sup>  
1260.22 ft<sup>2</sup>  
117.08 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Viewings**  
*Viewings by arrangement only.  
Call 01723 377707 to make an appointment.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</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>England &amp; Wales</b>	EU Directive 2002/91/EC	