



CPH

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*For over 30 years*

15 Lightfoots Close, Scarborough

Guide Price £260,000



## 15 Lightfoots Close

Scarborough, Scarborough

- FOUR BEDROOM DETACHED HOUSE
- NO ONWARD CHAIN
- OFF-STREET PARKING & DOUBLE GARAGE
- PRIVATE SOUTH FACING REAR GARDEN
- POPULAR LOCATION CLOSE TO HOSPITAL, POPULAR SCHOOLS & SIXTH FORM COLLEGE
- SOLAR PANNELS

We are delighted to present this impressive four bedroom detached house, offered with no onward chain and perfectly positioned in a highly sought-after location close to the hospital, popular schools, and a renowned sixth form college. This spacious family home welcomes you with a bright and airy entrance hall leading to a generous living room, ideal for relaxing or entertaining guests. The kitchen and dining area provide ample space for family meals and social gatherings, enhanced by its thoughtful design. Each of the four well-proportioned bedrooms offers comfortable accommodation, with the principal bedroom and second bedroom both benefitting from built-in storage. The additional bedrooms are equally versatile, making them perfect for children, guests, or a home office. Further highlights include a conservatory off the living room, a handy ground floor wc, three piece family bathroom and plentiful storage throughout the property. The double garage and off-street parking ensure practicality for busy households, while the south facing aspect fills the home with natural light and warmth. With its blend of comfort, convenience, and excellent proximity to amenities, this property is ideal for families seeking a well-connected and welcoming home. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

Council Tax band: D



## GROUND FLOOR

### Living Room

21' 4" x 10' 10" (6.50m x 3.30m)

### Dining Room

11' 10" x 9' 10" (3.60m x 3.00m)

### Kitchen

15' 1" x 9' 10" (4.60m x 3.00m)

### Conservatory

9' 10" x 8' 6" (3.00m x 2.60m)

### Wc

4' 11" x 3' 11" (1.50m x 1.20m)

## FIRST FLOOR

### Bedroom 1

12' 2" x 11' 2" (3.70m x 3.40m)

### Bedroom 2

12' 2" x 9' 10" (3.70m x 3.00m)

### Bedroom 3

9' 2" x 8' 10" (2.80m x 2.70m)

### Bedroom 4

9' 2" x 7' 7" (2.80m x 2.30m)

### Bathroom

5' 3" x 7' 3" (1.60m x 2.20m)

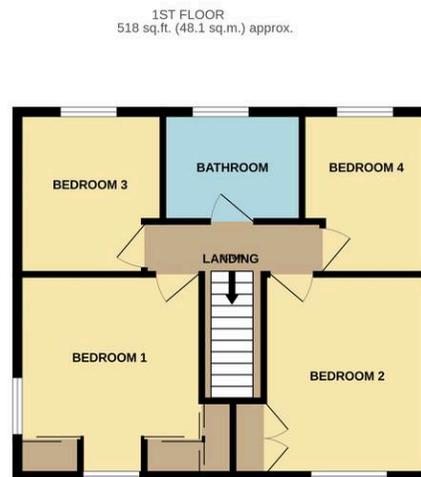
### Garage

17' 9" x 15' 9" (5.40m x 4.80m)

### Details Prepared

AB210126





TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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*Interested?*

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With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132