



4 CHANCEL WAY, CASTLE LINKS, WHITBY

Whitby Town Centre approx. 1 mile



A MODERN, SEMI-DETACHED, HOUSE OFFERING 3 BEDROOMS AND 2 RECEPTION ROOMS, A GARAGE AND GARDENS OVERLOOKING THE GARDENS TO SNEATON CASTLE ON THE TOWN'S OUTSKIRTS. BUILT IN 2000 THIS PROPERTY INCLUDES A MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM. THE PROPERTY HAS GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.

Accommodation:

Ground Floor: Hallway, Wetroom Shower Cloakroom, Kitchen, Dining Room, Lounge.

1st Floor: Landing, Master Bedroom with En-Suite Shower Room, Double & Single Bedrooms, Bathroom.

Outside: Gardens to front and rear. Garage & Driveway Parking.

PARTICULARS OF SALE

Built in around 2000 by national housebuilder Persimmon Homes, 4 Chancel Way is a 3 bedroom, semi-detached house with a garage. The property stands on a shared driveway, off the main feeder road within the development.

The property has been beautifully maintained and feels to be in very good order for its age. The property makes a lovely modern family home and the development is popular lying close to the extremity of the town, only a short walk from local shops.

From the communal driveway, a paved path leads up to the uPVC entrance door which opens into ...

Hallway –With stairs leading up to the first floor and doors opening to the lounge, kitchen and ...

Wetroom – The shower cloakroom is a wet room with a free draining floor and Aqualisa shower fitment, pedestal wash basin and low flush WC. The room has part tiled walls and a circular window to the front.



Lounge – a nicely proportioned reception room with a shallow bay window to the front, ceiling cornice and a chimney breast housing an electric feature fire unit.



Kitchen – This room includes a door to a spacious understairs storage cupboard. It is fitted with a suite of laminated cabinets

under laminate worktops with integral equipment including a 1½ bowl sink unit, NEFF electric oven and 4 ring gas hob with concealed cooker hood over. Spaces are left for an automatic washing machine and upright fridge freezer. Laminate flooring. The kitchen houses the gas central heating boiler which is concealed amongst the cabinets. A window and half glazed door face to the rear and a wide archway opens through into ...



Dining Room – with sliding patio doors opening onto the paved patio in the rear garden. Laminate flooring.

1st Floor

The staircase rises from the entrance hall in 2 flights via a half landing with a window to the side. The landing has a hatch to the loft void (no access ladder, but the loft is insulated) and has doors opening to ...



Bedroom 1 – a large double bedroom with window to the front and an archway opening into a dressing area with recessed wardrobes and further window to the front. A connecting door opens into ...

En-Suite Shower Room – with a window to the side the shower room has a white suite comprising a quadrant shower cubicle with Aqualisa fitment, pedestal wash basin and low flush WC.

Bedroom 2 – a smaller double bedroom with window to the rear and fitted wardrobes. This room also houses the built in airing cupboard with lagged hot water cylinder and linen shelving.



House Bathroom – with window to the rear and simple white suite comprising panel bath, pedestal wash basin and low flush WC.

Bedroom 3 – a single bedroom with window to the rear and built-in wardrobe.

Outside

The front of the property is mainly taken up by the communal track to the house beyond and a small garden area that has a paved path and is otherwise gravelled for ease of maintenance.

To the side of the house is a tarmacked driveway, offering parking for a couple of vehicles, leading up to a brick, detached, **single garage (17'0 x 9'0 internal)** with up and over door, electric light and power.

The rear garden is level and has a small paved patio by the back of the house, but is otherwise lawned with high boundary fences for privacy and a border planted with shrubs.



IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Services: The cottage is connected to mains water, electricity, gas and drainage. The property has a Worcester gas fueled boiler located in the kitchen, concealed within the wall cabinets.



Directions: From the town centre, head up Bagdale, turning right at the mini-roundabout up Chubb Hill. Turn first left off the next roundabout and then follow Stakesby Road out of town towards the moor road. Chancel Way lies on your right hand side opposite Sneaton Castle. No.4 is the second to last property off the private driveway on your right hand side, marked by the Richardson and Smith 'For Sale' board.



Tenure: Freehold

Council Tax Banding: Band 'D'. North Yorkshire Council. Tel 01609 780 780.

Post Code: YO21 3NW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



RICHARDSON & SMITH

Chartered Surveyors

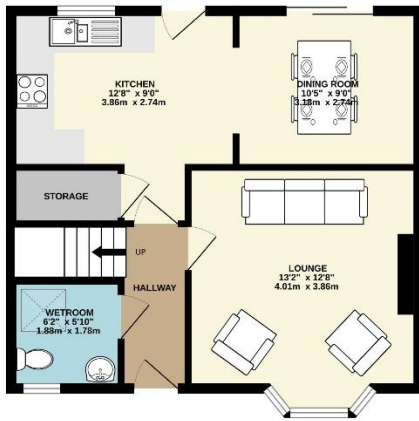
Auctioneers

Valuers

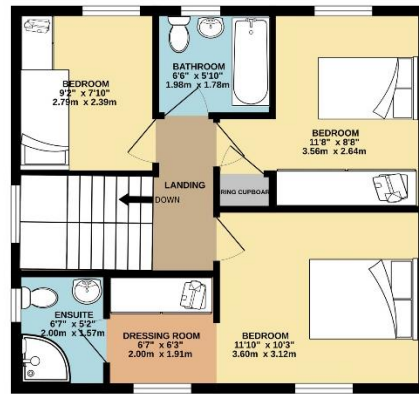
Estate Agents



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 sq.m.) approx.

