



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## 13 ABBEVILLE AVENUE, WHITBY

*Whitby Town Centre 1 mile*



**A SPACIOUS AND WELL PROPORTIONED 3 BEDROOM SEMI-DETACHED HOUSE AT THE END OF THIS QUIET CUL-DE-SAC. ALTHOUGH IN NEED OF SOME UPDATING THE PROPERTY IS WELL-MAINTAINED AND ENJOYS VERY GENEROUS GARDENS AND AMPLE PARKING. CLOSE TO SCHOOLS, SHOPS AND OTHER AMENITIES THIS IS A GREAT FAMILY HOME**

Accommodation:

Ground Floor: Porch, Hallway, Lounge Diner, Kitchen, Utility, W.C, Conservatory,

1<sup>st</sup> Floor: Landing, , 2 Double Bedrooms, Single Bedroom, Bathroom.

Outside: Forecourt Parking, Generous Gardens.

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## **PARTICULARS OF SALE**

A spacious 3 bedroom semi-detached house which occupies a slightly elevated good-sized plot at the top of this quiet cul-de-sac. The property offers a wealth of space (over 1,100 sq ft) and although it could do with some modernisation has nevertheless been very well maintained throughout, being a much loved home.

Externally the property has a good-sized parking area to the front, whilst to the rear are very generous garden areas being a large corner plot, largely set to lawn with mature flower borders and beds.

This would make a great home for a family with shops, schools and many other amenities within walking distance.

The property is accessed by a porch to the side of the house which in turn lead into the...

**Entrance Hall:** Wide and spacious with stairs leading up to the first floor, under-stairs cupboard, panel doors off and access to the conservatory.



**Lounge Diner** – Formerly two rooms, this is a very good-sized room with windows to the front looking down the cul-de-sac. There is focal gas fire with back boiler, suppling the central heating and hot water systems.



**Kitchen**– The kitchen is generously proportioned with a range of base and wall units, with a laminated working surfaces, inset stainless steel sink unit and tiled splash-backs. There is space for a fridge and electric cooker and plumbing for an automatic washing machine.



**Rear Lobby/Utility:** Off the kitchen, with cupboards and side access door.

**W.C.**

**Conservatory:** With uPVC windows, triplex roof and double doors opening into the rear garden.



## **1<sup>st</sup> Floor**

The staircase rises from the entrance hall up to a landing with and has doors opening to ...

**Bedroom**–A double bedroom with window to the front which has views down the cul-de-sac to the town centre and the Abbey beyond. There is built-in airing cupboard with hot water cylinder.



**Bedroom** – Again a double bedroom with windows to the front and side. Fitted wardrobes.



**Bedroom** – A generous single bedroom with window to the rear



**Bathroom** – Having a white suite comprising panel bath with electric shower over, WC and hand basin. Part tiling to walls.

**Outside**

The front of the property has a generous area block paving allowing parking for a number of vehicles.

The rear garden is again landscaped, being large set to lawn with mature shrubs and bushes to the borders. There is a small patio area, outside store and greenhouse.

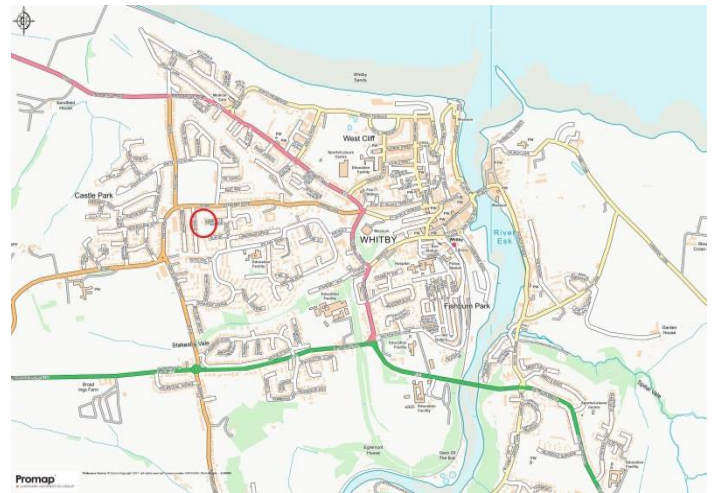


**GENERAL REMARKS AND STIPULATIONS**

**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 house is connected to mains water, electricity, gas and drainage. The property has a gas fuelled back boiler off the lounge fire.

**Directions:** From R & S offices, travel up Bagdale toward the mini-roundabout turning right up Chubb Hill. At the top take the first exit off the roundabout onto Spring Vale. Continue onto Stakesby Road taking the first left turn onto Abbeville Avenue. The property is situated around the corner at the top of the cul-de-sac, marked by a Richardson & Smith board.



**Tenure:** Freehold.

**Council Tax Banding:** Band ‘C’. North Yorkshire Council. Tel 01609 780 780.

**Post Code:** YO21 1JD

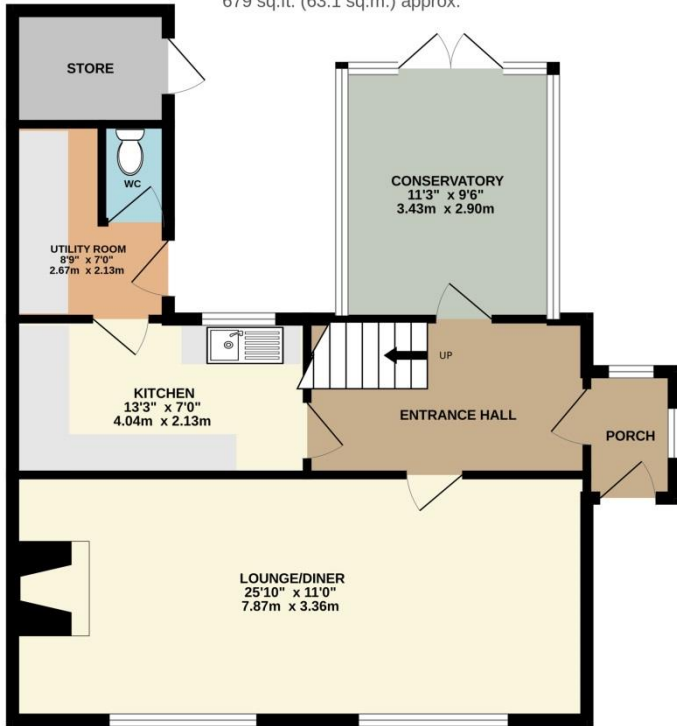
**IMPORTANT NOTICE**

*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.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

