



## 6 BYLAND ROAD WHITBY

*Whitby Town Centre 1 mile*

*(Distance is approximate)*



**A SPACIOUS AND WELL-PRESENTED SEMI-DETACHED BUNGALOW WITH GENEROUS GARDENS, DETACHED GARAGE AND AMPLE PARKING LOCATED CLOSE TO THE TOWN CENTRE AND LOCAL AMENITIES. OFFERING OVER 1300 SQ FT OF ACCOMMODATION, HAVING 4 BEDROOMS AND A CONSERVATORY TO THE REAR, THIS PROPERTY WILL UNDOUBTEDLY APPEAL**

### Accommodation

Ground Floor: Entrance Hall, W.C, Lounge, Kitchen Diner, Conservatory, 2 Double Bedrooms

First Floor: Landing, 2 Bedrooms, Bathroom

Outside: Gardens to Front and Rear, Detached Garage

## **PARTICULARS OF SALE**

Situated in a popular residential area close to the town centre, this impressive semi-detached bungalow is one to view. Originally having 2 bedrooms, the attic has been converted to create 2 further bedrooms and with the addition of the conservatory to the rear, the bungalow now offers the spacious well-presented accommodation. With modern fixtures and fittings throughout, uPVC double glazing and gas central heating, the property is ready for immediate occupation and is offered with vacant possession. The town centre is within walking distance as well as being on a bus route, whilst there are plenty of amenities on the doorstep including the Dr's surgery, a local pub and small shops, as well as a primary school.

From the stone paved driveway a uPVC half glazed door gives access to the.....

**Entrance Hall:** With WC, staircase to the first floor, and panel doors to the....

**Double Bedroom:** A light airy room with bay window to the front and further side window.



**Lounge:** With bay window to the front, focal fireplace with electric fire and double doors which open into the.....



**Kitchen:** Having a range of high gloss base units with matching wall cupboards, laminate working surfaces, tiled splash-backs and inset sink unit. There is plumbing for an automatic washer and washing machine, space for oven and fridge freezer. Double doors give access to the ....

**Conservatory:** Overlooking the rear garden with both double and single doors to the outside and a radiator.



**Bedroom:** A double bedroom to the rear, there are windows to the side and rear, and fitted wardrobes to one wall. Within the room is a fitted shower cubicle.



## **First Floor**

The staircase rises from the hallway up to a large landing with large cupboard, which get access to the eaves storage and panel doors into:

**Bedroom:** To the front, with large Velux window and fitted shower cubicle.

**Bedroom:** A narrow double bedroom large Velux window.



**Bathroom:** Having a shell white suite comprising bath with WC and hand-basin. Velux window.

**Outside**

Approached off Byland Road the bungalow enjoys the privacy of sitting behind a well-kept Leylandii hedge beyond which the front garden is largely set to lawn with flower and shrub borders,



To the side, an attractive stone paved driveway leads down the **Detached Garage: 18' x 8'10** Having an up and over door, with light and power connected.



The rear garden is accessed from the side of the garage through a high wooden gate and is paved with stone for easy maintenance. There is a high Leylandii hedge to the rear and further high wooden fence to the side.



**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 property is understood to be connected mains electric, gas, water and sewerage

**Directions:** From Richardson and Smith office travel up Bagdale to the mini roundabout, turning right up Chubb Hill. Halfway up the hill take the left turn onto Reivaulx Road before turning right onto Byland Road. The property is around the bend on the right.

**What.3.words:** makeovers.work.refers



**Tenure:** Freehold.

**Council Tax Banding:** Band 'C'. North Yorkshire Council.

**Post Code:** YO21 1JH

**IMPORTANT NOTICE**

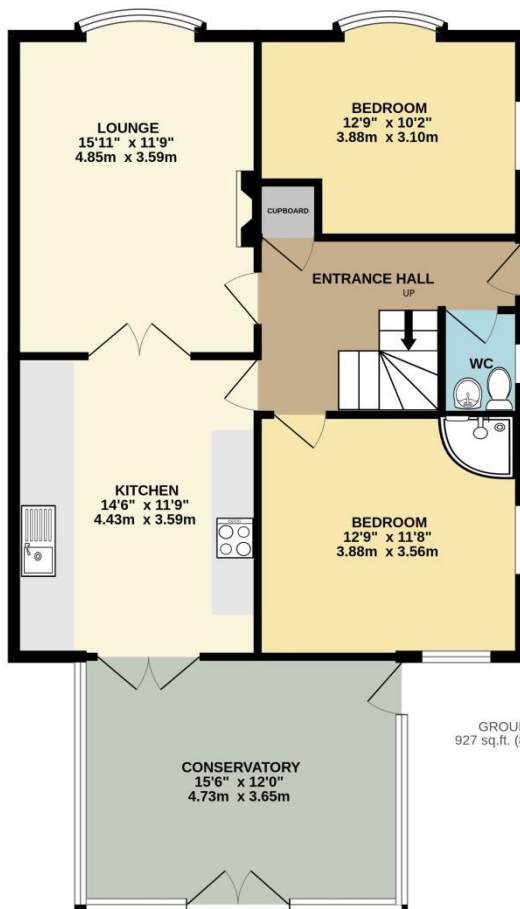
*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that 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		
69	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G	7   G	

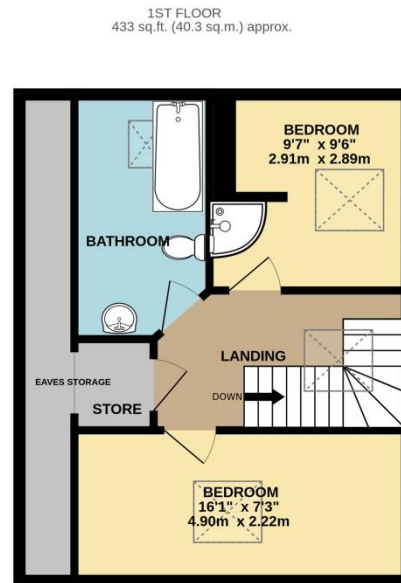


# RICHARDSON & SMITH

Chartered Surveyors • Auctioneers • Valuers • Estate Agents



GROUND FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.

TOTAL FLOOR AREA: 1360 sq.ft. (126.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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