

# RICHARDSON & SMITH

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## 18 BYLAND ROAD WHITBY YO21 1JH



**AN ATTRACTIVE 2 BEDROOM SEMI-DETACHED BUNGALOW SITUATED ON THE WEST SIDE OF THE TOWN WITH BOTH PARKING AND GENEROUS GARDENS. BUILD AS AFFORDABLE HOMES THE BUNGALOW IS RESTRICTED TO THOSE 55 AND OVER BUT IS WITHIN WALKING DISTANCE OF LOCAL SHOPS AND ON A BUS ROUTE INTO THE TOWN. THIS IS THE IDEAL PROPERTY TO DOWN SIZE OR RETIRE TO.**

Accommodation:

Ground Floor: Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom.

Outside: Gardens To Front and Rear, Allocated Parking Space

**Guide Price: £175,000**

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**Partners: Robert C Smith**

**Ian K Halley FRICS**

**James EJ Smith MRICS FNAEA**

## PARTICULARS OF SALE

Sitting on a nice level site on the western side of the town, 18 Byland offers very well proportioned accommodation that represents the ideal opportunity to downsize to or retire to. This and its neighbour were built in 1989 by Accent Homes to provide affordable homes for the 55's and over on a 99 year lease and so are restricted to who can purchase them. There is electric heating with double glazing throughout and new carpets have been laid. There are generous gardens to front, side and rear, with allocated off road parking, every box is ticked whilst it is close to local shops, on a bus route and provides easy access to the surrounding countryside.

Approached from the street, a concrete path leads down to the...

**Entrance Hall:** With part glazed uPVC door, airing cupboard and cloaks cupboard. Panelled doors lead to the:

**Bedroom:** With electric storage heater and uPVC window to the front.



**Kitchen:** Having modern high gloss units with laminated roll top working surfaces, tiled splash-backs and matching wall cupboards over. There is an inset 1½ bowl stainless steel sink unit, ceramic hob with stainless steel extractor over and plumbing for an automatic washing machine. Integral to the units is a fridge freezer, electric oven and microwave oven. There is a uPVC double glazed window to the front.

**Lounge:** Having focal fireplace with electric fire, patio doors to the rear garden and modern wall mount electric heaters.



**Bedroom:** With uPVC double glazed window to the rear overlooking the gardens and ENSH.

**Bathroom:** Having a modern white suite comprising pedestal hand-basin, low level w.c and bath. There is a mixer tap with shower fitting and screen, full tiling to the walls and uPVC window to the side.

### **Outside**

To the front of the property the garden is set to lawn behind a low box hedge.

**Parking:** There is a blocked pave parking area to the right hand side of No 16 with allocated parking for both properties.

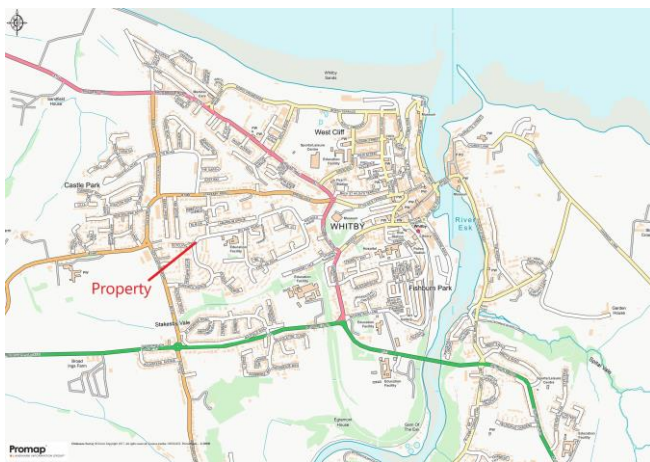


The side and rear garden, which is accessed through a wrought iron gate, largely set to lawn with high fence to the borders allowing a great degree of privacy.

**Please Note :** The garden extends to the right where there is an extended decked area with 2 sheds – this is on a separate title and is available by separate negotiation.

### **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.



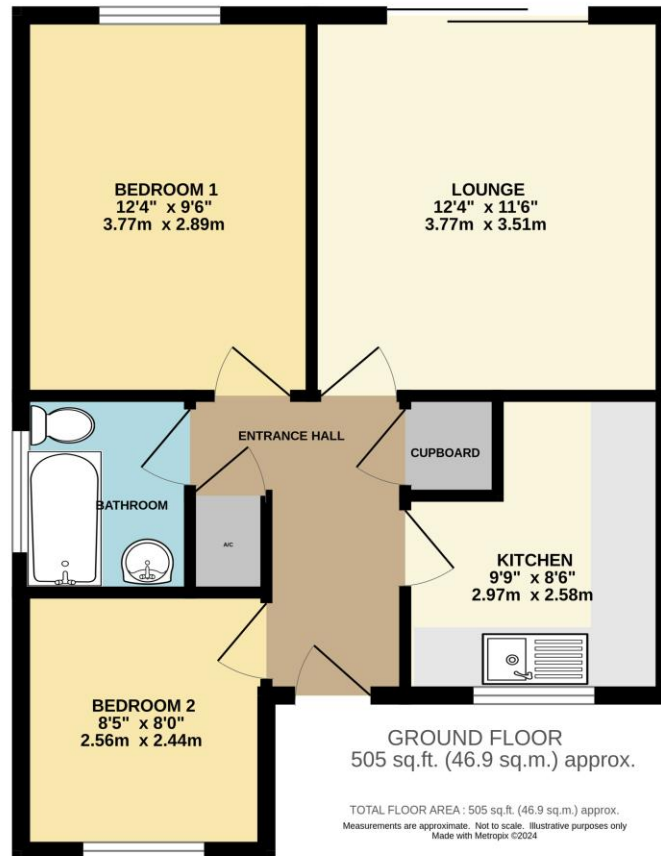
**Directions:** From Richardson & Smith's office go up Bagdale to the mini roundabout taking the third exit on to Chubb Hill. Halfway up turn left onto Rievaulx Road, continuing up the hill to the top before turning right onto Byland Road. Follow the road around, passing the shops and the school. The bungalow is at the top of the road on the apex of the bend up on the right, just before the turning onto Sycamore Court.

**What3words :** [press.hunk.jokes](https://www.what3words.com/press.hunk.jokes)

**Services:** The property is connected to mains electric, water and sewerage.

**Council Tax Banding:** 'B' North Yorkshire Council 01723 232323

**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.*

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