



5 PRIORY DRIVE, WHITBY

Whitby Town Centre approx. 1 mile



A MODERN, DETACHED, EXECUTIVE HOUSE OFFERING 4 BEDROOMS AND 2 RECEPTION ROOMS PLUS A BREAKFAST KITCHEN, 2 GARAGES AND AN ENCLOSED GARDEN TO THE REAR. THIS PROPERTY INCLUDES A MASTER BEDROOM WITH EN-SUITE SHOWER ROOM. THE PROPERTY HAS GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.

Accommodation:

Ground Floor: Hallway, Lounge, Dining Room, Breakfast Kitchen, Utility, WC Cloakroom.

1st Floor: Landing, Master Bedroom with En-Suite, 3 further Double / Twin Bedrooms, House Bathroom.

Outside: Garden to rear. Double Garage & Driveway Parking.



PARTICULARS OF SALE

Built in around 2000 by national housebuilder Persimmon Homes, 5 Priory Drive is a 4 bedroom, detached house, built conventionally in brick with a concrete tiled roof and uPVC double glazed windows.

From the front part glazed entrance door with flanking window opens into ...

Hallway - with stairs leading up to the first floor and doors open to the dining room, kitchen and ...



Lounge – a nicely proportioned main reception room with a deep, square bay window to the front, ceiling cornice and a polished stone fireplace housing a gas flame effect fire unit. Display cabinets and cupboards are built in along the rear wall.



Dining Room – with a window to the front and ceiling cornice.

Kitchen – This room includes a door to a useful understairs storage cupboard. It is fitted with a simple suite of white and cream laminated cabinets under laminate worktops with integral equipment including a 1½ bowl sink unit, electric oven/grill and 4 ring hob with concealed cooker hood over. Spaces are left for an automatic dishwasher and upright fridge freezer. Tiled floor and part tiled walls. A window and bay window with a glazed door open onto the rear garden. A connecting door opens through into ...



Utility – fitted with similar décor to the kitchen including some worksurfaces and units with spaces for an automatic washing machine and tumble dryer. This room houses the Potterton gas central heating boiler. Window and half glazed door to the side opening onto the driveway. Connecting door to ...

Cloakroom – fitted with a pedestal corner wash hand basin and low flush WC. The room has part tiled walls, tiled floor and a window to the rear.

1st Floor

The staircase rises from the entrance hall to a first floor landing with a hatch to the loft void and doors opening to ...



Bedroom 1 – a large double bedroom with window to the front looking onto Sneaton Castle and built in wardrobes and cupboards. A connecting door opens into ...

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



Bedroom 2 – a smaller double bedroom with window to the front facing towards Sneaton Castle and built in wardrobes and cupboards. This room also houses the built-in airing cupboard with lagged hot water cylinder.

Bedroom 3 – a smaller double room with window to the rear.

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

Bedroom 4 – a single bedroom with window to the rear and built-in wardrobe.



Outside

The front of the property is a shallow forecourt area facing onto the cul-de-sac hammerhead. The main garden lies to the rear and is enclosed by a high wall for security and privacy with direct access from the dining kitchen as well as from a gate off the driveway. The garden is laid mainly to lawn with a paved patio across the rear of the house and a border planted with shrubs, flowers and small trees.

To the side of the house is a tarmacked driveway, offering off road parking for a number of vehicles, leading up to twin garage doors opening into a brick, linked double garage with electric light and power.

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 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 Potterton gas fuelled boiler located in the utility.



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 and Priory Drive is the first turn off this road to your left and No.5 lies on your left hand side, marked by the Richardson and Smith ‘For Sale’ board.

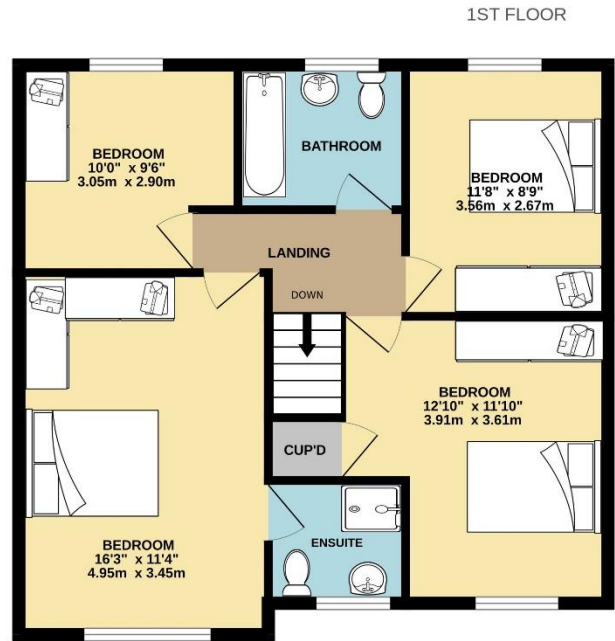
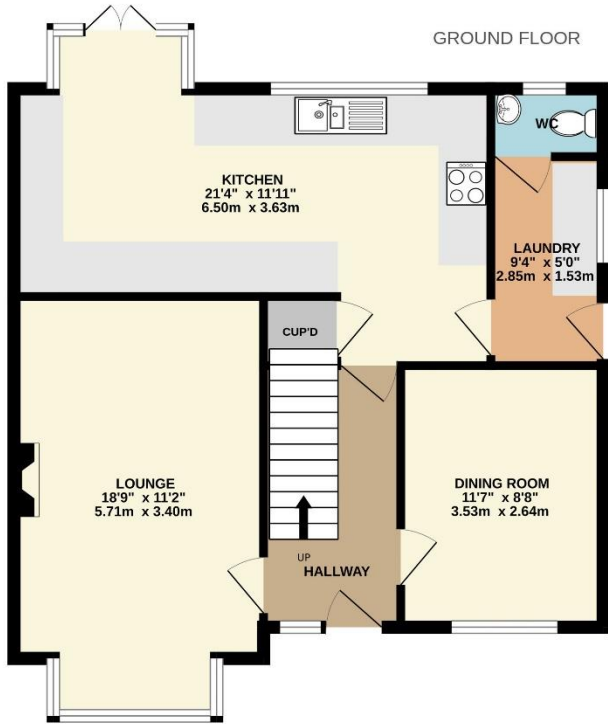


Council Tax Banding: Band ‘E’. approx. £2,790 for 2024/5. North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 3NP

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

