

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 61 QUEENS DRIVE, WHITBY

*Whitby Town Centre Approx 1 mile*



**A WELL-PROPORTIONED TWO BEDROOM MID-TERRACED HOME ON A POPULAR RESIDENTIAL ESTATE ON THE EAST SIDE OF TOWN. IDEAL FOR FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE**

Accommodation:

Ground Floor: Entrance Lobby, Lounge, Kitchen Diner,

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

Outside : Open-plan Front Garden, Small Rear Garden. Parking Space

**Guide Price: £169,950**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

## **PARTICULARS OF SALE**

Handily located on a quiet cul-de-sac this well-proportioned home is a short walk from local shops, primary school and close to the bigger supermarkets in the town. Although now ripe for some updating of the fixtures and fittings and to put one's own stamp on it, the house has the benefit of uPVC double glazing throughout and gas central heating.

There are gardens to front and rear and a parking space to the side. The ideal starter home with scope to improve early viewing is recommended.

**Entrance Lobby:** With glazed door and door into the ...

**Lounge:** With central wall mounted gas fire, door to kitchen and staircase to the first floor.



**Kitchen:** Having base units with laminated working surfaces, tiled splash-backs and matching wall cupboards over. There is an inset granite style sink unit, integral gas hob and oven with extractor over, space for fridge freezer and plumbing for an automatic washing machine. The gas fired central heating boiler is situated here. There is door to the rear garden and under-stairs cupboard.

## **First Floor**

**Bedroom:** To the rear with views over the rear garden and cemetery.



**Bathroom:** Having a white suite comprising pedestal hand-basin, low level w.c and bath with electric shower unit over. Recessed cupboard

**Bedroom:** To the front overlooking the cul-de-sac.





### Outside

To the front of the property there is small lawn set to grass with paved side path. To the rear there is another small garden set to lawn, with paved path to the side and patio area.

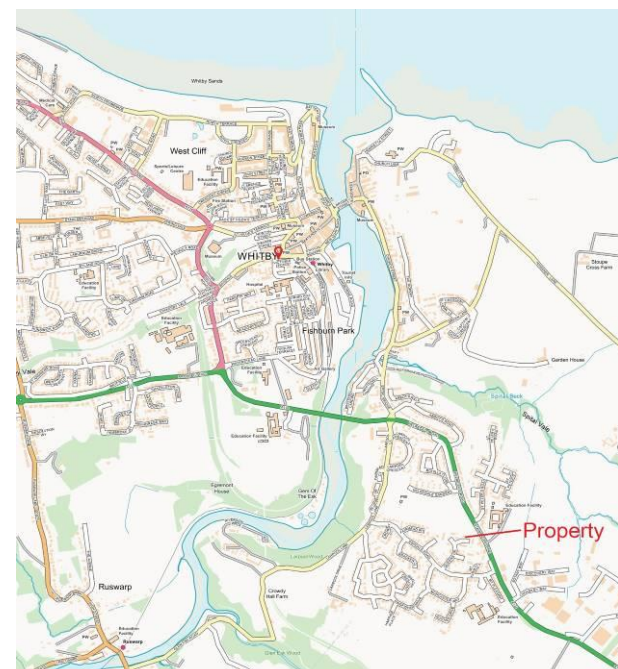
To the side of this block of houses is a residents' parking area with one space under the ownership of No 61.



### GENERAL REMARKS

**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 the town centre head towards Scarborough on the Helredale Road. As you approach the edge of town turn right onto Eskdale Road (just after East Whitby Primary School), following the road and taking the 2<sup>nd</sup> right onto Queens Drive. Follow the road to the bottom, bearing right and the property is on the left, marked by a Richardson & Smith 'For Sale' board.



**Services:** The property is connected to mains water, sewerage, electric and gas. The gas central heating boiler is situated in the kitchen

**What3words :** crusher.cabbies.rainbow

**Council Tax Banding:** 'B' North Yorkshire Council 0300 1312131

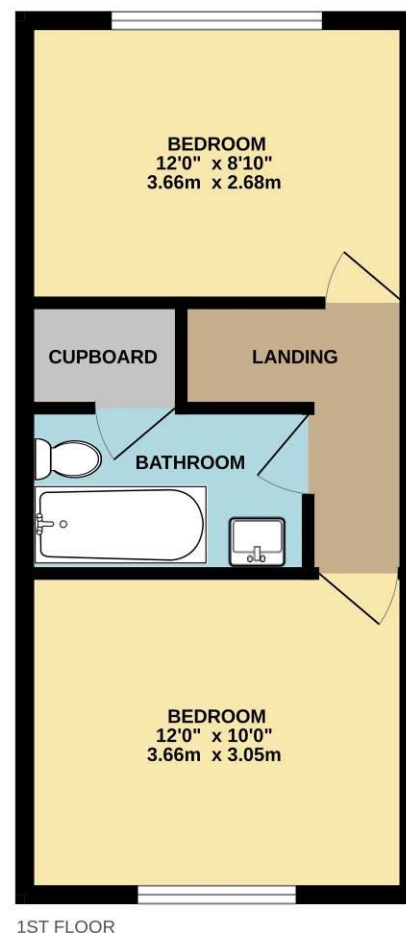
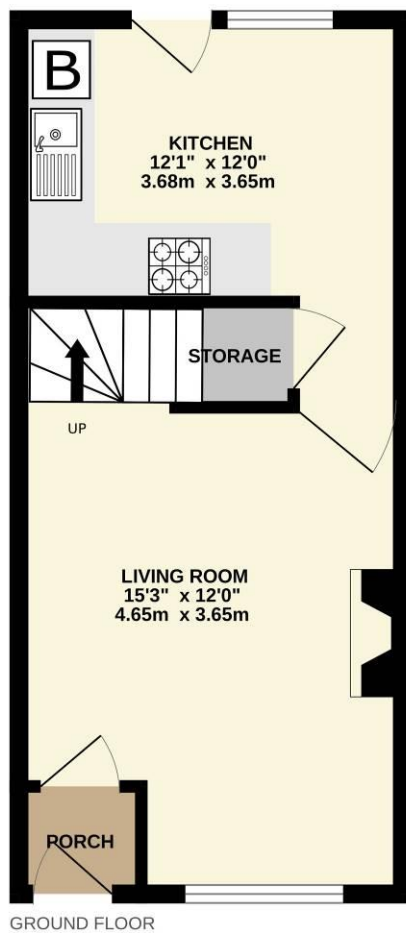
**Tenure:** Freehold **Post Code:** YO22 4HN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

View all of our residential properties for sale on the internet website: [www.rightmove.co.uk](http://www.rightmove.co.uk)



Call us for a free appraisal of your property if you are considering selling



Tel: (01947) 602298

Fax: (01947) 820594