



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

37 PROSPECT HILL, WHITBY

Whitby Town Centre approx. 1/4 mile



A BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE THAT HAS BEEN EXTENDED TO THE REAR AND HAS HAD A WONDERFUL LOFT COVERSION. WITH SPACIOUS ACCOMMODATION AND DELIGHTFUL GARDENS TO FRONT AND REAR incl SUMMER HOUSE AND EXTERNAL OFFICE, THIS A PROPERTY THAT MUST BE VIEWED.

Accommodation:

Ground Floor: Entrance Hallway, Lounge, Dining Room, Garden Room, Snug, W.C, Kitchen.

1st Floor: Landing, 2 Double Bedrooms, House Bathroom, Lobby

2nd Floor: Attic Bedroom

Outside: Gardens to Front and Rear, Driveway, External Office, Summerhouse, Shed.

Guide Price: £345,000

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PARTICULARS OF SALE

A beautifully presented and immaculately maintained post-war semi-detached house that is set back from the road yet is within easy reach of the town centre whilst away from the tourist throng. The spacious accommodation has been extended to the rear with a garden room and ground floor w.c, whilst the loft conversion now allows for 3 good sized double bedrooms. The house overlooks delightful, generous gardens both to front and rear which are an obvious source and off pride and joy. A long drive provides ample parking whilst the location within easy walking distance of the town centre, both junior and senior schools make this the perfect family home.



From the front, a glazed uPVC entrance porch door open into a wide and welcoming entrance hall with a staircase to the first and panel doors off to all the ground floor rooms.



The lounge has a broad bay window to the front and a focal coal effect gas fire with a classic surround with matching hearth and wall lights to the side.



The kitchen is fitted with a Shaker style cream base units with matching wall and display cupboards over, Beech working surfaces and inset 1½ bowl composite sink unit. There is an integral double oven with gas hob and extractor, plumbing for a dishwasher and under-stairs cupboard with a window to the rear and door to side.



A door from the kitchen leads into the dining room which in turn has an open archway into the light and airy garden room which in turn has double doors into the rear garden. The w.c is off here making it very easily accessed if out enjoying the delights of the garden.



1st Floor:

The staircase rises to a wide landing with a recessed airing cupboard and doors open from here to the bedrooms and bathroom.



There are double bedrooms facing to both the front and rear, each having a fitted wardrobe.



The bathroom lies on the rear of the house and is fitted with a white coloured suite comprising a panel bath, separate shower cubicle, a washbasin and WC.



Formerly the single bedroom, a lobby has been created to allow a staircase be fitted and leads to the.....

Second Floor Attic Bedroom

With velux roof light and gable window allowing for a light airy room with masses of under-eaves storage to the sides.



Outside

To the front of the property, behind a low stone wall, the garden has mature shrubs, lawn and flower beds. A block paved driveway provides off street parking for a number of cars and leads to the rear garden and to the large bespoke shed 13' x 7' which is plumbed and has light and power supplied.

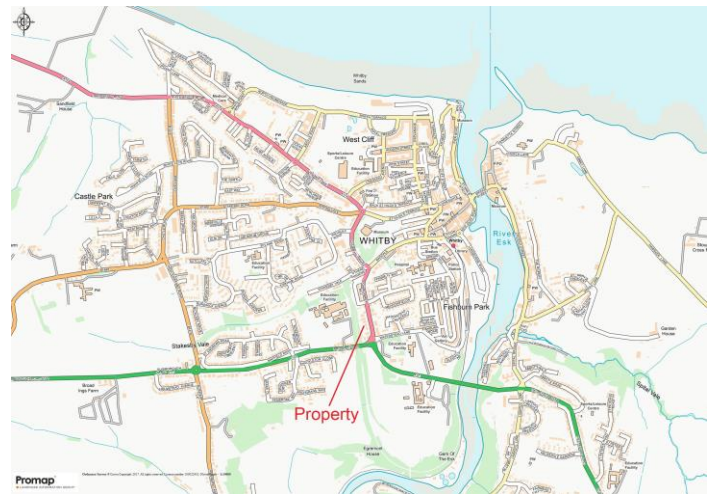
The rear garden has a delightful patio area by the house with steps up to the stunning garden area which planted with a wide range of flowering plants and shrubs, and attractive lawn which face in a south easterly direction. At the top of garden is a delightful summer house 9'10 x 7' which is included in the sales along with the other sheds.

To the side of the garden is the brick built and rendered **Office 10'9 x 7'2** which has light and power and a telephone line connected.

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.

Directions: From R & S offices travel westward up Bagdale to the mini-roundabout, bearing left up Prospect Hill. No 37 is at the top of the hill on the right, the first of 2 pairs of semi-detached properties. (See location plan)



Services: The house is connected to mains water, electricity, gas and drainage. The central heating is via a gas boiler located in a small outside store next to the kitchen

Local Taxation: The property is band D for council tax approx. £2,283 for 2024/5. North Yorkshire Council. Tel 0300 1312131.

Post Code: YO21 1QE

Tenure: Freehold

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		D
39-54	E		
21-38	F		
1-20	G	F	G



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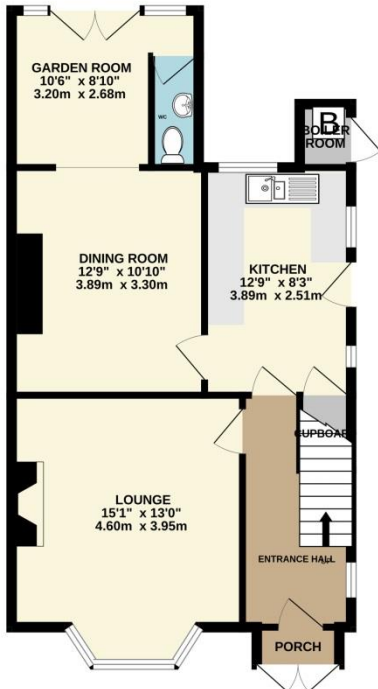
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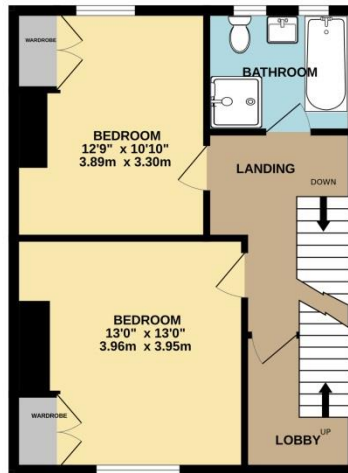


GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.

TOTAL FLOOR AREA: 1485 sq.ft. (137.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

