

RICHARDSON & SMITH

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16 BYLAND ROAD, WHITBY



AN ATTRACTIVE 2 BEDROOM SEMI-DETACHED BUNGALOW SITUATED ON THE WEST SIDE OF THE TOWN WITH BOTH PARKING AND GENEROUS GARDENS. BUILT 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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PARTICULARS OF SALE

Sitting on a nice level site on the western side of the town, 16 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. There are generous gardens to front and side with a paved patio area to the 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 units with laminated roll top working surfaces, tiled splash-backs and matching wall cupboards over. There is an inset 1½ bowl grey granite sink unit, extractor over space for electric cooker and plumbing for an automatic washing machine. There is a uPVC double glazed window to the front.

Lounge: Having 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.

Wetroom: Having a modern white suite comprising pedestal hand-basin, low level w.c and shower. 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 beech hedge.

Parking: There is a blocked pave parking area to the right hand side of No 16 with allocated parking for both 16 & 18.

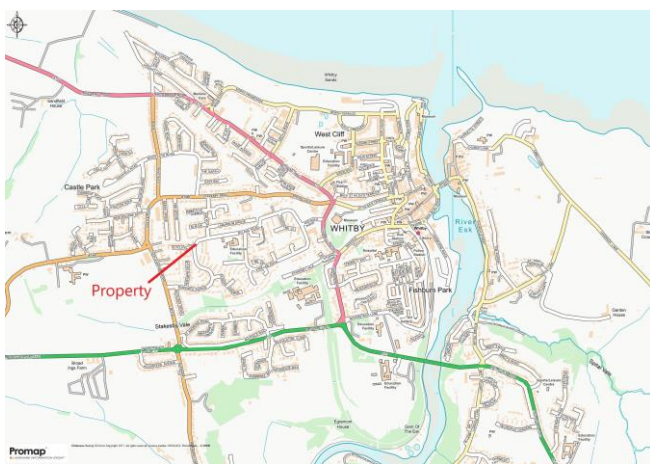


The side is set behind a beech hedge with raised beds, gravelled areas and mature shrubs. The rear garden is paved for ease of maintenance and provides somewhere to sit out.

Please Note : To the rear of the gardens is an extra parcel of land where there is an extended decked area with 2 sheds – this is on a separate title and may 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.

Tenure: Leasehold. Lease 99 years set up in 1989. Current service charge £233 per quarter.

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

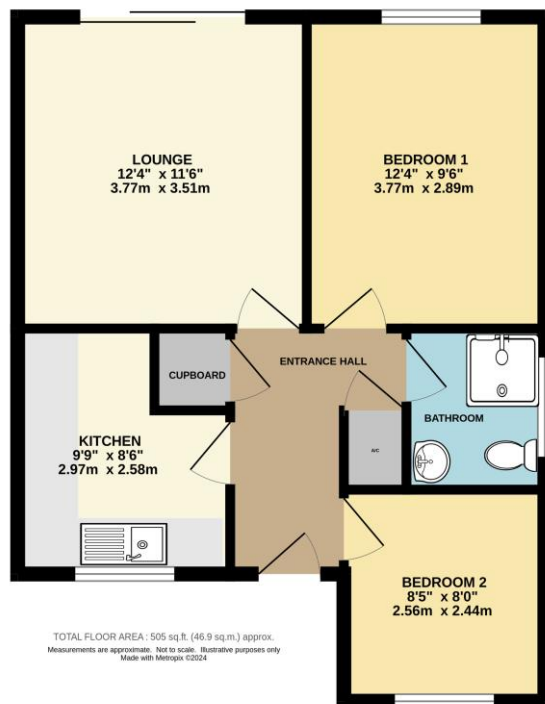
Post Code: YO21 1JH



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.

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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