



15 HEWORTH DRIVE, WHITBY

Whitby Town Centre approx. 1 mile



A SPACIOUS 4 BEDROOM DETACHED HOUSE SET ON A QUIET CUL-DE-SAC, CLOSE TO THE WESTERN OUTSKIRTS OF THE TOWN. WELL MAINTAINED THROUGHOUT AND OFFERING 2 RECEPTIONS ROOMS, CONSERVATORY AS WELL AS AMPLE PARKING, GARAGE AND GARDENS, THIS IS A GREAT FAMILY HOME THAT SHOULD BE VIEWED TO BE APPRECIATED

Accommodation:

Ground Floor: Entrance Hallway, WC Cloakroom, Lounge, Dining Room, Kitchen, Conservatory.

1st Floor: Landing, 2 Double Bedrooms, 2 Large Single Bedrooms, House Shower Room.

Outside: Gardens to front and rear. Driveway, Garage, Sheds.

Guide Price: £365,000

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PARTICULARS OF SALE

Built in the early 1970's, 15 Heworth Drive is a 4 bedroom, detached family house on a quiet residential cul-de-sac close to the edge of town and is handily positioned for local amenities, shops and both primary and secondary schools, whilst being a short distance from the town centre, beach and a gateway to the surrounding countryside. The property is fully double glazed and has gas central heating throughout and is offer chain free so is ready for immediate occupation.



From the front, a glazed entrance door with flanking window opens into the hallway, from where doors open to a WC cloakroom set under the stair with, window to the side and under-stairs cupboard. Other doors open to the kitchen and lounge and a stair rises to the 1st floor.



The lounge has a large window to the front which allows light to flood in and a focal electric fire with a modern surround.



The dining room is off the kitchen and with sliding doors to the conservatory at the rear.



The kitchen has a window to the side and a glazed door with flanking window to the rear. The kitchen is fitted with a white suite of cabinets with laminated working surface, inset 1 ½ bowl sink unit, space for an automatic washing machine and a built-in ceramic hob with extractor over, double oven and fridge and freezer.



Off the dining room is a generous uPVC double glazed conservatory with fully tiled floor, electric wall heater and access via sliding doors to the rear garden.

1st Floor:

The staircase rises to an L-shaped landing with a recessed cupboard and a hatch to the loft void, which has a pull down ladder and is part boarded. Doors open from here to the bedrooms and shower room.



There are double bedrooms facing to the front and rear, both having large picture windows which allow light in, the front enjoying views over the town to the Abbey. There are large single bedrooms to the front and rear, the front one having been used as a home office having a telephone point.



The shower room lies on the side of the house and is fitted with a white suite comprising corner shower, a washbasin set in a vanity unit, WC with a semi-concealed cistern and bidet. There is full tiling, heated towel rail and wet walling fitted



Outside

To the front of the property is a generous lawned garden with mature shrubs. A brick paved driveway provides off street parking for up to 5 cars and leads up to a **detached single garage (16'8 X 8'10 internal)** built of brick with a flat bituminous asphalt roof and an up and over garage door. To the rear of the garage are 3 timber garden sheds.



The rear garden faces to the west and is terraced with a high stone wall to the rear offer a great deal of privacy whilst been a delightful place to sit out in and enjoy. The terraces are part gravelled, part paved with ornamental planting and a lawn bounded by shrubs. The lowest section of the garden, by the back of the house, is set to lawn.

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: The property lies on a cul-de-sac at the western edge of the town. From the A171 road at Four Lane Ends turn north onto Stakesby Road. Take the first right turn onto Runswick Avenue, then immediately left onto Heworth Drive. The property lies on the left hand side of the cul-de-sac approximately halfway up. See also location & boundary plans.



Services: The house is connected to mains water, electricity, gas and drainage. The central heating is via an Ideal gas boiler located in the ground floor w.c.

Local Taxation: The property is band D for council tax approx. £2,283 for 2024/5. North Yorkshire Council. Tel 01723 232323.

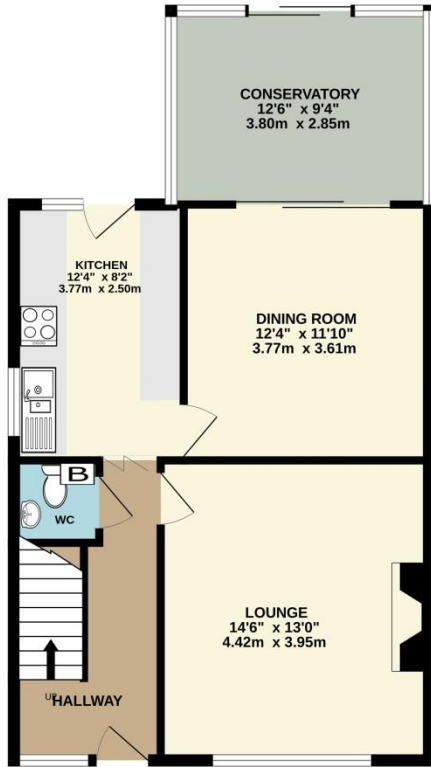
Post Code: YO21 3UA

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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.



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.

