



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

64 DERWENT ROAD, WHITBY

Whitby Town Centre 1 mile

*Sandsend 2 miles
(Distances are approximate)*

Scarborough 21 miles



A SPACIOUS 4/5 BEDROOM DETACHED HOUSE WITH FAR REACHING VIEWS OVER WHITBY GOLF COURSE AND DOWN THE COAST TO SANDSEND. THIS WELL-PRESENTED PROPERTY HAS BEEN UPGRADED BY THE VENDORS TO CREATE A BEAUTIFUL FAMILY HOME AT THE END OF A QUIET CUL-DE-SAC ON THE WEST SIDE OF THE TOWN

Accommodation:

Ground Floor: Hallway, Living Room, Kitchen Breakfast Room, Utility, W.C.

First Floor: Master Bedroom with En-Suite, 2 Double & 1 Single Bedrooms, Bathroom.

Second Floor: Double Bedroom with En-Suite

Outside: Small Integral Garage, Gardens to rear, Paved Driveway.

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PARTICULARS OF SALE

Constructed in 2013, this modern home has superb family accommodation combined with a peaceful position at the very edge of the town at the end of a cul-de-sac with views over the adjacent golf course and looking down towards the sea and the coastline at Sandsend. Altering the original layout and upgrading the fixtures and fittings, the vendors have created a beautiful home that offers up to 5 bedroom accommodation of which 2 have en-suite facilities plus a lounge and breakfast kitchen. Within easy reach of the town centre, beach and surrounding countryside this is a great property that should be viewed.

From the covered porch at the front of the building, a part glazed uPVC entrance door set in a glazed screen opens into...

Entrance Hallway: With stairs rising to the first floor and an understairs storage cupboard, there are panelled style doors to the dining kitchen and...

Lounge: The lounge has a shuttered wide bay window to the front plus a further window to the side looking onto the golf course. A pair of part glazed double doors lead through to...



Kitchen Diner: A superb open plan room with uPVC window and glazed double doors facing to the rear overlooking the garden and giving long views down towards the coast plus a further window to the side. The dining area has a built in seating unit whilst the extended kitchen is fitted with beautiful range of modern cabinets at wall and base level with Quartz worktops and includes a fabulous larder cupboard. Integral equipment includes dishwasher, double oven, ceramic hob, cooker hood, ceramic "Belfast" sink and fridge and freezer. A doorway leads through from here to...



Utility: Fitted with a range of cabinets including position for a washing machine, 1 1/2 bowl sink and door to rear garden.

Inner Lobby

WC Cloakroom: With white low flush suite, extractor fan and wash hand basin.

Small Integral Garage: 10'4 x 8'0 Useful storage or ideal for motor bike, bicycle etc. There is an automatic door for access and courtesy door into the lobby.

First Floor

A staircase rises from the entrance hallway to the landing from where stairs rise again to the second floor. Cupboard with hot water tank within. Doors open from here to...

Master Bedroom Suite: Comprising a double bedroom with en-suite shower room.



Bedroom: A double bedroom with uPVC double glazed window to the front and window to the side plus built-in wardrobes and a door opening onto a linen storage cupboard with airing radiator. TV point fitted.

En-Suite Shower Room: With modern white suite comprising shower cubicle, low flush WC, a pedestal wash hand basin, extractor fan and window to the front.

Bedroom 2: With uPVC double glazed shuttered window facing to the front. TV point fitted.

Bedroom 3: With windows facing to the side and rear enjoying views over the garden, golf course and open countryside to Sandsend and the sea.



Bathroom: Fitted with a stylish modern white suite comprising panelled shower bath with mixer taps and shower over plus glazed shower screen, wash basin with vanity unit beneath and low flush concealed cistern WC.



Bedroom/Office 4: Optionally a study, this single bedroom has uPVC double glazed window facing to the rear.

Second Floor

A staircase rises from the first floor to a small second floor landing with a door opening to...

Guest Bedroom Suite: Comprising a double bedroom with en-suite cloakroom.

Bedroom 5: 19'8 x 13'2 overall A spacious double bedroom with Velux roof lights plus double doors opening onto a Juliette balcony to the side overlooking the golf course and giving elevated views over the surrounding countryside down to the coast at Sandsend & eaves storage. TV point fitted. An internal door connects through to...



En-suite Cloakroom: Originally planned as an en-suite shower room with potential to be completed as such, the cloakroom has a Velux roof light window facing to the front and a modern white suite comprising low flush WC and wash hand basin and extractor fan.

Outside

Integral to the house is a single garage with an up and over garage door facing directly onto the street at the front. To either side of the house are granite pathways leading to the rear garden which is terraced with a granite paved patio area running along the back of the house accessible from the dining kitchen and a lawn beyond all bounded by a wooden fence. There is a decked patio area and attractive summer house.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All 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 Whitby town centre head out of town up Bagdale, turning right at the mini-roundabout up Chubb Hill and then take the first exit at the next roundabout onto Spring Vale and Stakesby Road. Follow this road to the top and turn right onto Westbourne Road, before turning right onto Stonecross Road and then second left onto Derwent Road. No.64 lies at the end of this road, in the cul-de-sac, where marked by the Richardson and Smith 'For Sale' board on your right hand side.



Services: The property is connected to mains water, gas and electricity supplies, with septic tank within the garden. The property has a gas central heating boiler located in the utility.

Local Taxation: The property is band E for council tax. North Yorkshire Council. Tel. 0300 1312131.

Post Code: YO21 3LU

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		102 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



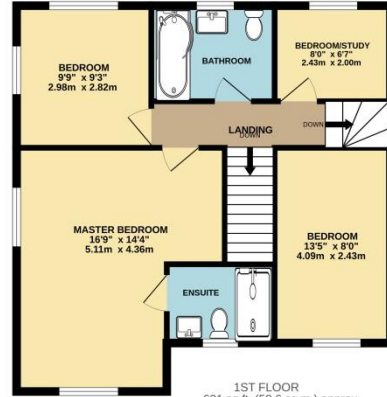
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GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1838 sq.ft. (170.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.

2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

