



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## 28 HOLMSTEAD AVENUE, WHITBY

*Whitby Town Centre approx. 3/4 mile*



**AN EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE ON A QUIET RESIDENTIAL ROAD ON THE WESTERN SIDE OF TOWN. THE PROPERTY DOES REQUIRE SOME UPDATING AND MODERNISATION BUT WILL MAKE AN EXCELLENT FAMILY HOME AND IS WITHIN WALKING DISTANCE OF THE TOWN CENTRE, LOCAL AMENITIES AND IS PERFECTLY POSITIONED FOR ACCESS TO THE SURROUNDING AREA**

Accommodation:

Ground Floor: Entrance Hallway, Lounge, Kitchen, Utility, Integral Garage.

1<sup>st</sup> Floor: Landing, 3 Double Bedrooms, Bathroom,

Outside: Gardens to front and rear. Driveway.

**Guide Price: £245,000**

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## **PARTICULARS OF SALE**

28 Holmstead Avenue is a spacious semi-detached house that has been extended to the side and is situated on a quiet private road on the west side of town. Situated in a highly popular residential area on the edge of the town, this post-war property has gas central heating and uPVC double glazing throughout but is now ready for some further modernisation and upgrading to create a true family home. There is a generous integral garage with drive providing parking and good sized gardens to the front and rear.

The property is within walking distance of the town's secondary school whilst there is a petrol station and convenience store just around the corner. Whitby town centre is a short drive away whilst the position on the edge of the town opens up the surrounding countryside and access to the large towns on Teesside and York.

From the front, a UPVC entrance door opens into the generous hallway and from where doors open to the lounge, and kitchen with staircase rising to the first floor.



The lounge has a broad bay window to the front and has a southerly aspect and focal fireplace with a stone surround.



To the rear of the house is the kitchen dining room which has some basic units with a stainless steel sink unit, position for a gas cooker and wide uPVC window overlooking the rear garden.

A door from here leads into the extended utility which again has some basic base and wall units, plumbing for an automatic washing machine, and again an inset stainless steel sink unit. The newly fitted Ideal gas central heating boiler is situated in this room whilst doors from here lead to the rear garden and integral garage.



The integral garage has a window to the side and is light and power connected. Access is gained through an electric roller door.

### **1st Floor:**

The staircase rises to the landing with doors open from here to the bedrooms and bathroom.



There are double bedrooms facing to both the front and rear, with a further long double bedroom to the front. There are fitted mirrored wardrobes to the 2 front bedrooms.



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





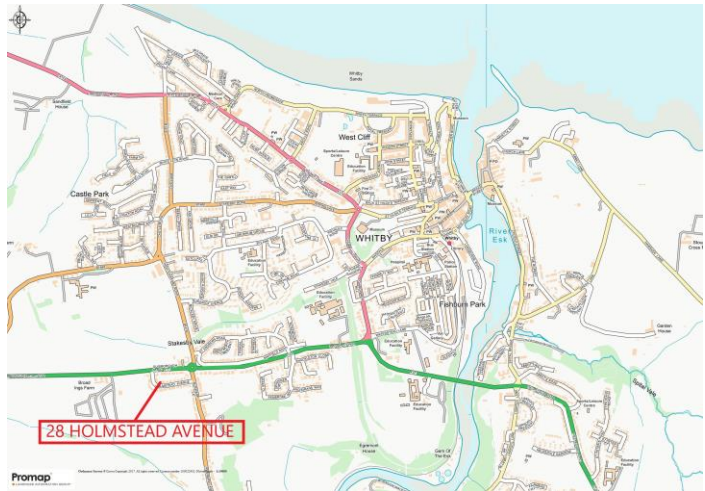
### Outside

To the front of the property is a garden set to lawn with mature shrubs and driveway providing off street parking and leading up to the integral garage.



The rear garden does require some work but is generous and has a patio area to the rear of the house and greenhouse within the garden area.

**Services:** The house is connected to mains water, electricity, gas and drainage. The central heating is via a gas boiler located in the utility.



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

**Post Code:** YO21 1NA

**Tenure:** Freehold

### 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 private road at the western side of the town. From R & S offices head westward up Bagdale and turning left up Prospect Hill, then turning right on to Mayfield Road, travelling up to the roundabout taking the first left exit onto Ruswarp Lane. Holmstead Avenue is immediately on the right, the property being approximately halfway up on the right hand side as the road starts to bend marked by our for-sale board. See also location plan.

### 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



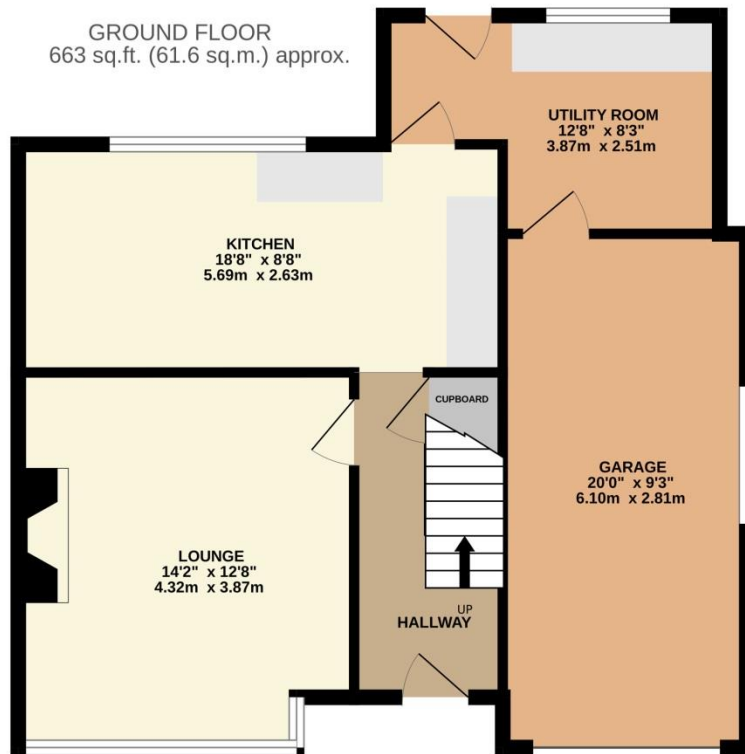
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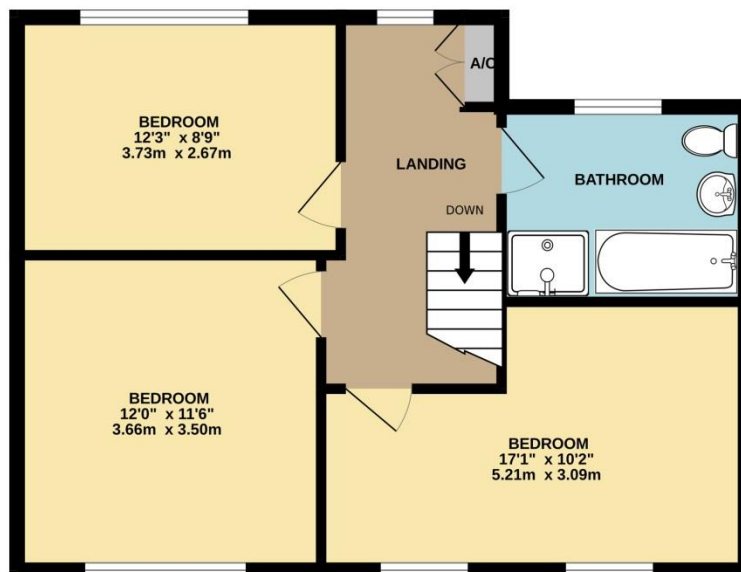
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1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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