



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

6 ROSEMOUNT ROAD, WHITBY

Whitby Town Centre approx. 3/4 mile



A SPACIOUS 3 BEDROOM DETACHED HOUSE ON A POPULAR RESIDENTIAL ESTATE, WITH GARAGE AND GENEROUS GARDENS TO FRONT AND REAR BACKING ON TO THE SCHOOL. SOME UPDATING IS REQUIRED BUT THE HOUSE SITS ON A QUIET CUL-DE-SAC, WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND WITH EXCELLENT ACCESS TO THE SURROUNDING AREA. NO UPWARD CHAIN.

Accommodation:

Ground Floor: Entrance Hallway, Lounge with Dining Area, Kitchen, Conservatory

1st Floor: Landing, 2 Double Bedrooms, Single Bedroom, W.C., Shower Room.

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

Guide Price: £300,000

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PARTICULARS OF SALE

A modern detached house offering generous accommodation on a quiet road next to the school and is situated in a highly popular residential area on the west side of the town. The spacious 3 bedroom accommodation overlooks the large gardens both to front and rear and onwards over school fields. The property does need some updating but all rooms benefit of gas central heating and uPVC double glazing throughout. Outside there is an attached single garage with drive providing ample parking.

From the front, a glazed entrance door with flanking window opens into the hallway, from where doors open to the lounge and a staircase rises to the first floor.



The lounge has a broad window to the front and a coal effect gas fire with a marble surround with matching hearth.



The lounge opens into the dining area with under-stairs cupboard and door connecting to the kitchen.



The kitchen is fitted with a pine range of base units with matching wall cupboards over, laminated working surfaces, inset composite sink unit, integral oven and spaces for appliances. Window overlooking and door to rear conservatory/sun room.



The conservatory/sun room has plumbing for an automatic dishwasher and door to the rear garden.

1st Floor:

The staircase rises to an L shaped landing with a recessed airing cupboard and a hatch to the loft void. Doors open from here to the bedrooms and bathroom.



There are double bedrooms facing to both the front and rear, with a further large single bedroom the front.





The shower room lies on the rear of the house and is fitted with a white coloured suite comprising thermostatic shower cubicle and a washbasin with separate WC.

Outside

To the front of the property is a generous garden which is landscaped and largely paved with some mature shrubs and plants. A driveway provides off street parking for at least 2 cars and leads up to an attached **single garage (19'0 x 9'0 internal)** built of brick with a flat roof and an up and over garage door. There is a wooden shed to the rear



As with all the properties on this side of the street there is a large rear garden, this being landscaped on different levels with part paving, low maintenance gravelled beds which some fruit trees, all which face in a south south easterly direction catching the sun. The green house and shed which are included in the sale.

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 side of the town. From R & S offices head westward up Bagdale and Prospect Hill, turning right onto Mayfield Road before taking the second right turn onto St Andrews Road (after the school). Take the first right onto a small turn off before turning left onto Rosemount Road. The property lies half way down the cul-de-sac on the right marked by our for-sale board. See also location plan.



Services: The house is connected to mains water, electricity, gas and drainage. The central heating is via a gas boiler located off the dining area.

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 1LB



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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



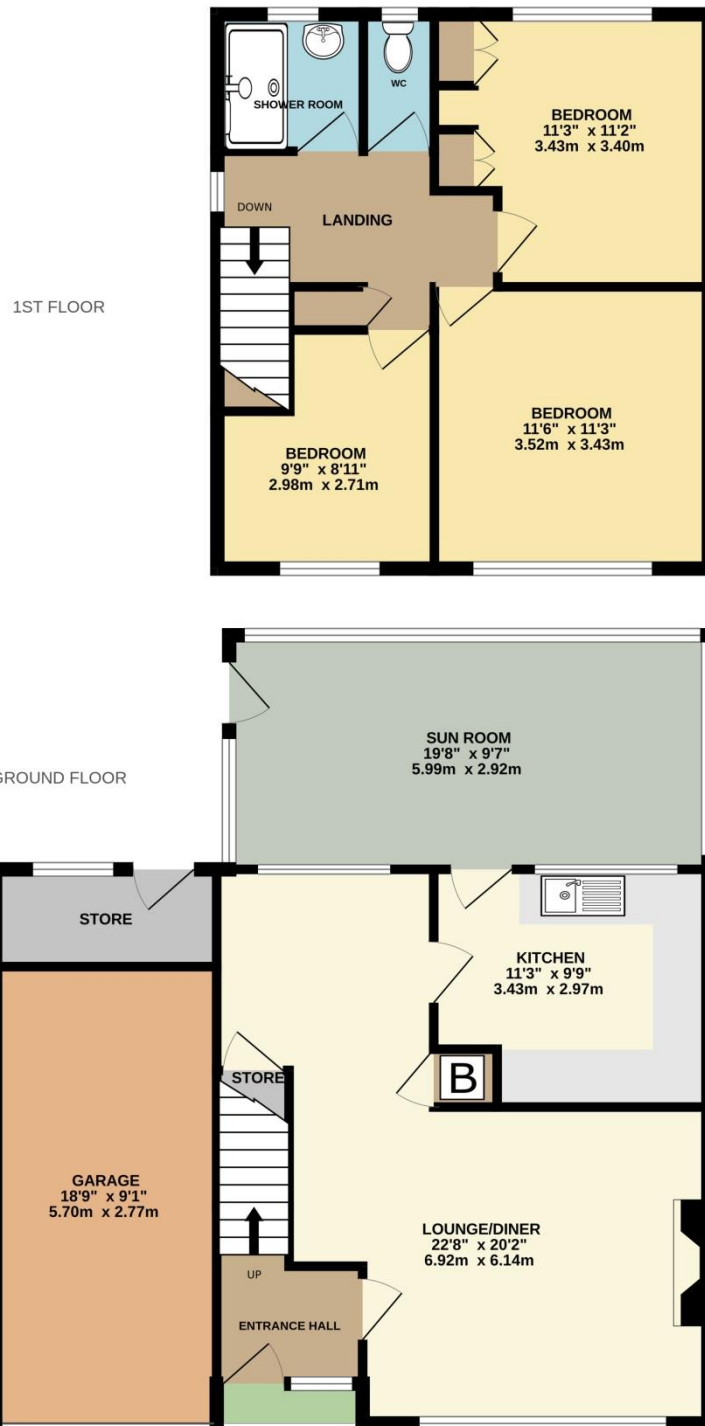
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Measurements are approximate. Not to scale. Illustrative purposes only
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