



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

18 STAKESBY ROAD, WHITBY

Town Centre approx. ¾ mile



A 3 BEDROOM SEMI-DETACHED DORMER BUNGALOW THAT IS RIPE FOR MODERNISATION AND UPGRADING, LOCATED OVERLOOKING WHITE LEYS PLAYING FIELDS WITH VIEWS OF THE SEA IN THE DISTANCE. OFFERED FOR SALE WITH NO CHAIN.

Accommodation:

Hallway, Sitting Room, Dining Room, Double Bedroom, Bathroom, WC, Kitchen, Larder, Store.

1st Floor: Landing, Double & Single Bedrooms, Eaves Store.

Externally: Gardens to Front and Rear, Driveway to Side, Garage, Timber Shed.

OFFERS ON: £215,000

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PARTICULARS OF SALE

This 1930s semi-detached property is slightly dated but ripe for upgrading and redevelopment. Offering 1 bedroom bungalow accommodation on the ground floor, there are 2 further dormer bedrooms on the first floor.



From the driveway a panelled entrance door opens into an L shaped hallway with leaded glass windows facing to the side and a panelled staircase rising to the first floor with a useful store cupboard beneath. From here doors open to...



The lounge has a wide, curved bay window, with leaded glass windows featuring coloured glass, looking onto the front garden and across to the White Leys sports field. The focal point of the room is a modern gas flame effect fire. Ceiling cornice.

The dining room has a broad window facing onto the rear garden and has a gas fire with a back boiler plus a built-in airing cupboard in the recess to the side.



There is one bedroom on the ground floor. A modest double room with a window to the front.



The bathroom has a window to the side and is fitted with an avocado coloured suite including a panel bath and a wash basin. The WC is separate, lying adjacent to the bathroom, and has its own window to the side.



The kitchen lies to the rear, at the end of the L-shaped entrance hallway and is a simple room with a window to the side and door into the back garden. A further door opens into a shelved larder with a further window to the side.



1st Floor

The staircase rises from the entrance hallway to a small landing where a hatch opens into an eaves store with a rooflight to the rear. further doors open to ...



A double bedroom with a dorner window to the front giving views as far as the sea in the distance. This room has a bedroom fireplace and 2 built in cupboards. There is also a single bedroom on this level with a dorner window to the side looking down over the town and towards Whitby Abbey.

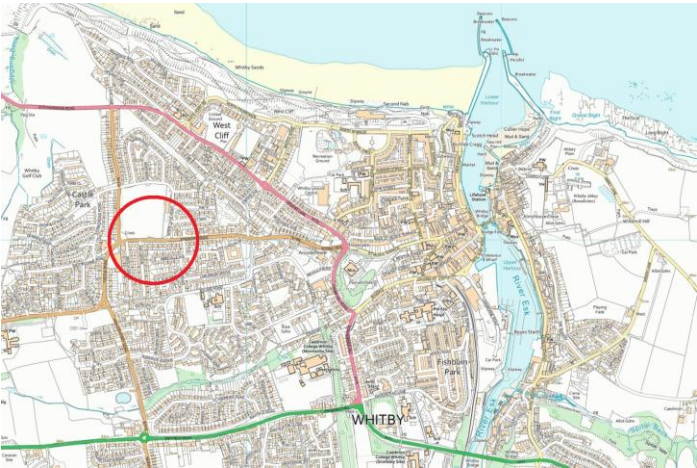
Outside

To the front the garden is terraced and part paved. To the rear there is grassed garden with a timber garden shed and a sectional concrete single garage (26' x 9' external). A long block paved driveway offers off-street parking for a number of cars.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any issues that might affect their interest, prior to travelling or making an appointment to view this property.



Directions: From our offices, head back up Bagdale to the roundabout at the bottom of Chubb Hill. Turn right here and proceed to the roundabout at the top of the hill, taking the first exit onto Stakesby Vale. Follow this road along past the traffic lights and No.18 Stakesby Road lies on your left hand side, overlooking White Leys playing fields.



Services: The property is connected to mains gas, electricity, water and drainage. There is gas fuelled central heating running from a boiler in the dining room.

Council Tax: Band 'D'
£2,418 for 2025/6. North
Yorkshire Council.
Tel 01723 232323.

Post Code: YO21 1HS

Tenure: Freehold.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 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.



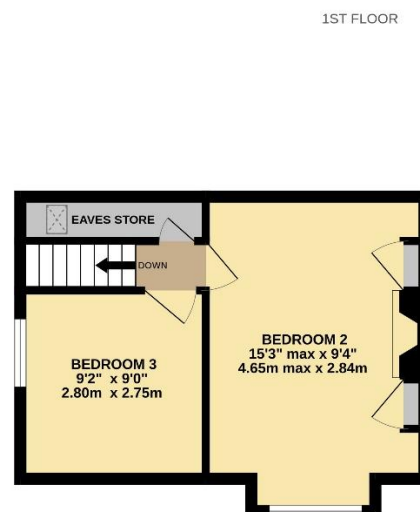
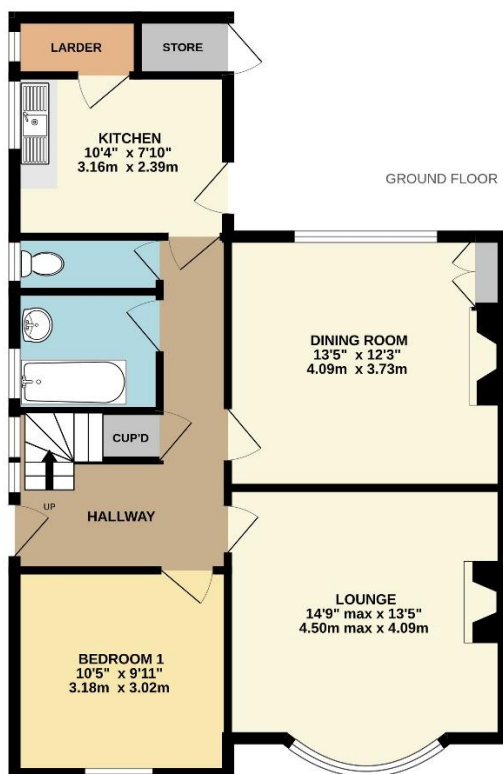
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Measurements are approximate. Not to scale. Illustrative purposes only
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