



01947 601301



22 LOVE LANE, WHITBY
3 BED TERRACED HOUSE



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PROPERTY FEATURES

- Terraced house with a garden & parking
- 2 Reception rooms both with log-burners
- Modern galley kitchen with integrated appliances
- 3 Double bedrooms & a Study
- Gas central heating & double-glazing throughout
- Close to the coast & local amenities

Type: **TERRACED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **2**

Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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22 LOVE LANE, WHITBY - 3 bed Terraced House - £285,000

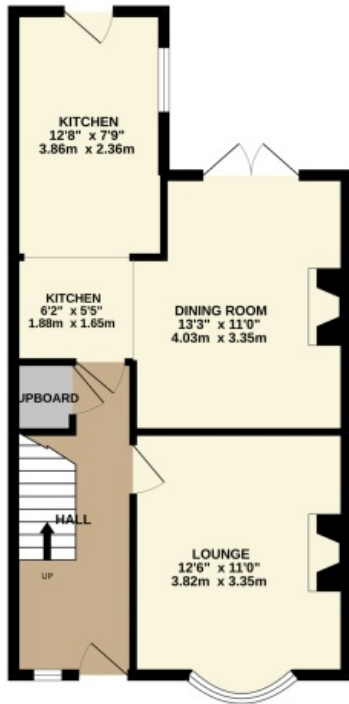


Hope & Braim are delighted to present 22 Love Lane in Whitby to the market. This smart terraced house is much larger than it appears from the front and has been much improved by the current owners. Conveniently located for access to local amenities and is just a short stroll from the popular White House Pub and the beach. The property has been well-maintained throughout and benefits from having gas central heating, double-glazing, and quality fixtures & fittings. Downstairs there is a comfortable lounge that is warmed by a log-burning stove and has a large bay window that faces West so floods the room with natural light from the afternoon onwards. At the back of the house is a dining room that also has a log-burning stove and French doors that open onto the terrace, whilst a large opening leads through to the galley kitchen with its fitted cabinets and integrated appliances. Upstairs there are two double bedrooms that both have fitted wardrobes and large glazing keeping it light and bright throughout. A family bathroom is fully tiled and has a modern white four-piece suite with both a bath and a step-in shower, whilst the former third bedroom has been converted into a study area and has the stairs that lead up to the third double bedroom in the loft space above. Outside there is driveway to the front providing the all-important parking, whilst to the rear is a well-kept garden that has a timber-built summerhouse.

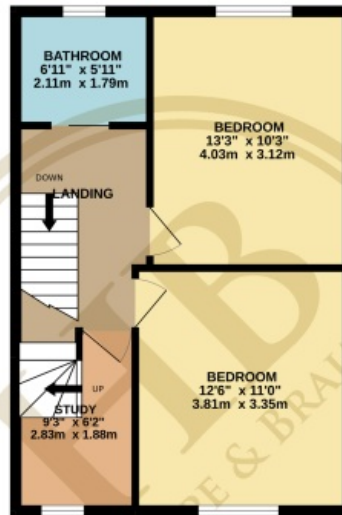


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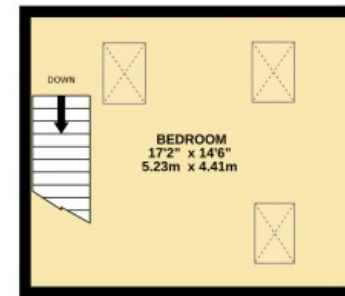
GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.
 No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.
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 We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.
 Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.