



01947 601301

## 34A BAGDALE, WHITBY

3 BED TOWN HOUSE



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## PROPERTY FEATURES

- Victorian Townhouse with Views of Pannett Park
- 2,000 sq ft of accommodation over 4 floors
- Period Features including High Ceilings & Galleried Landings
- Stunning Kitchen with Bespoke Cabinetry & Granite Tops
- 3 Double Bedrooms & 2 Bathrooms
- Tiered Gardens & Sun Terrace with Timber-Built Sheds
- Guide Price £300,000 - £325,000

Type: **TOWN HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

Outside Space: **GARDEN, TERRACE**

Tenure: **FREEHOLD**

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34A BAGDALE, WHITBY- 3 bed Town House -£300,000



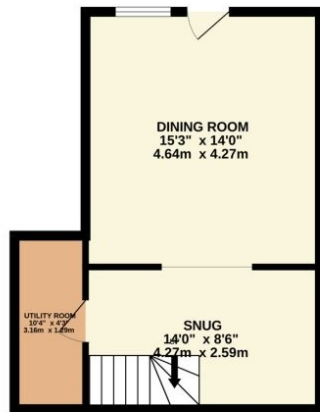


Hope & Braim are delighted to present 34a Bagdale in Whitby to the market. This Victorian Townhouse has all the character of a period home with its high ceilings and grand staircase and is located across from Pannett Park, conveniently just a short stroll from the town centre. The property was formerly part of a larger property that was divided many years ago and still has well-proportioned rooms with original features throughout. There is over 2,000 sq ft of accommodation spread over four floors with an impressive central staircase that has carved balustrades and galleried landings. The lower ground floor has an independent entrance to the front of the property so could revert to being a separate apartment but is currently a dining room, snug and utility with stairs up to the kitchen. On the ground floor there is a spacious lounge with a fireplace and elevated views across to Pannett Park to the front, whilst at the back is a stunning kitchen/diner with bespoke cabinets and granite worktops, plus a garden room. Across the upper floors there are three double bedrooms and two bathrooms, one having a roll-top bath, the other a walk-in shower. Outside there is patio off the dining room at the front of the property and steps at the back lead up to another terrace where there are timber-built sheds.

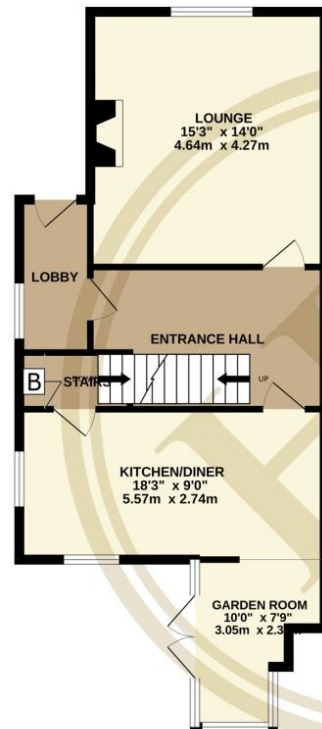


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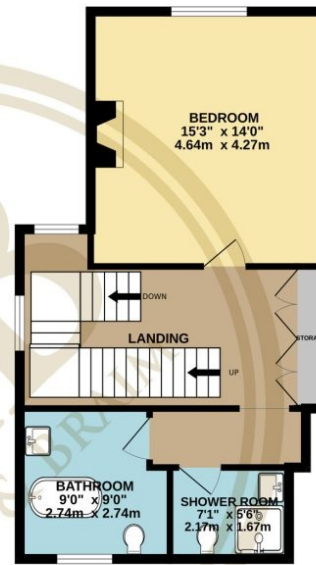
BASEMENT  
377 sq.ft. (35.0 sq.m.) approx.



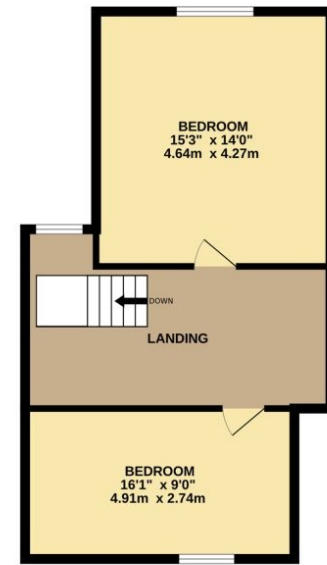
GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.1 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 |         |           |
| A   |         |           |
| B   |         |           |
| C   |         |           |
| D   |         |           |
| E   |         |           |
| F   |         |           |
| G   |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England, Scotland & Wales                   |         |           |

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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