



01947 601301



20A ROSEMOUNT ROAD,  
WHITBY

2 BED DETACHED HOUSE



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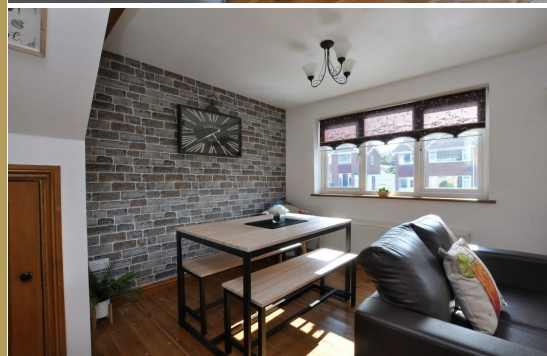
## PROPERTY FEATURES

- Detached House with a Double Garage & Garden
- Fully Furnished Holiday Let with Bookings
- Open Plan Living with a Separate Kitchen
- 2 Bedrooms, Family Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing
- Lawned Garden to the Rear & Terrace

Type: **DETACHED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **2**  
Bathrooms: **1**  
Reception Rooms: **1**  
Parking: **DOUBLE GARAGE**  
Tenure: **FREEHOLD**

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20A ROSEMOUNT ROAD, WHITBY - 2 bed Detached House - £239,950



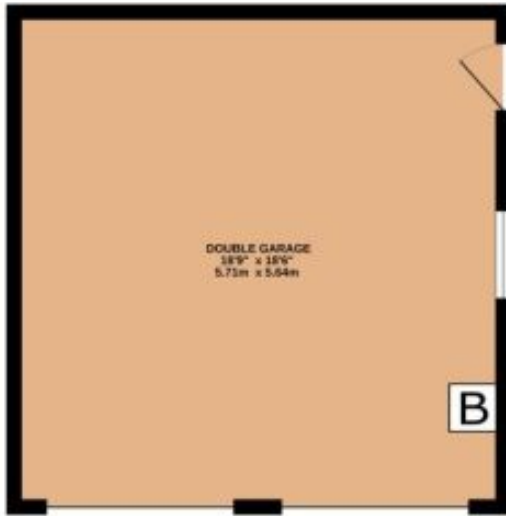


Hope & Braim are delighted to present 20a Rosemount Road in Whitby to the market. This detached property is currently a successful holiday let and will be offered fully furnished and with forward bookings in place, making this an attractive buy-to-let investment. Developed from what was once a double garage, the property was extended upwards with the addition of two floors and is now an independent dwelling with its own services. On the ground floor are the two garages with steps up to the entrance at the back of the property where there is also a small private terrace. There is loft-style living with an open plan lounge/diner, a separate breakfast kitchen that has a range of fitted cabinets, integrated appliances, and a breakfast bar. Upstairs there are two bedrooms and a bathroom suite, all benefitting from having gas central heating and double-glazing throughout. Although the property is currently a holiday let is would also be suitable as a permanent residence, and it is conveniently located for access to the town and local amenities including schools. There is also a lawned garden to the rear that will be included as part of this sale. The property was formerly on the title of 20 Rosemount Road and will be separated on completion.

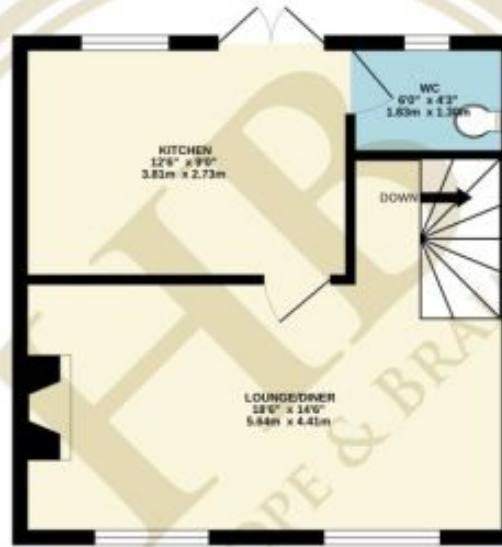


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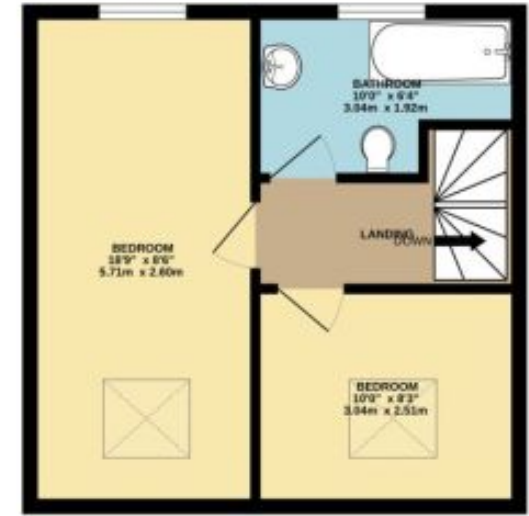
GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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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