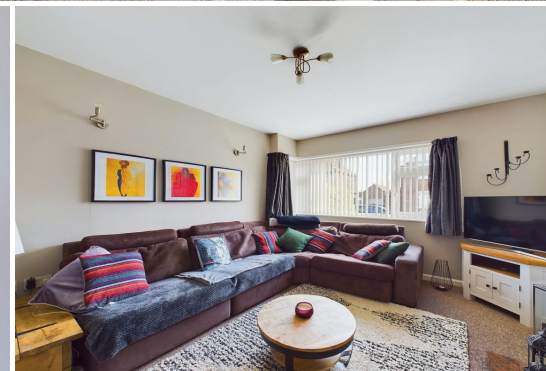




01947 601301



30 ASH GROVE, WHITBY
3 BED SEMI-DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Semi-Detached 1930s House with a Garden
- Open Plan Living with Breakfast Kitchen
- 3 Bedrooms & House Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Off-Street Parking for 2 Cars
- West Facing Rear Garden with Terrace
- Popular Residential Cul-de-Sac
- Ideal Family Home close to Local Amenities & Schools

Type: SEMI-DETACHED HOUSE
Availability: FOR SALE
Bedrooms: 3
Bathrooms: 1
Reception Rooms: 2
Parking: DRIVEWAY
Outside Space: GARDEN
Tenure: FREEHOLD

01947 601301

www.hopeandbraimstateagents.co.uk



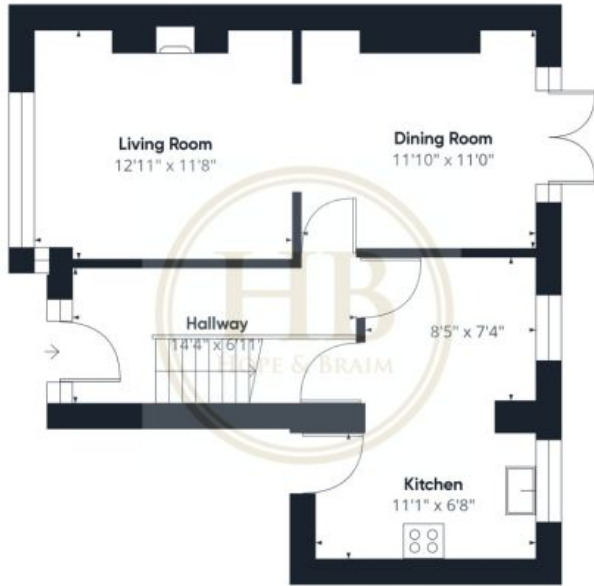
30 ASH GROVE, WHITBY - 3 bed Semi-Detached House - £275,000



Hope & Braim are delighted to present 30 Ash Grove in Whitby to the market. This semi-detached 1930's house has both off-street parking and a west-facing rear garden and is located on a popular residential cul-de-sac on the west side of town. The property has been well-maintained and benefits from having gas central heating and double-glazing throughout. Downstairs there is a traditional layout with a welcoming entrance hall, two reception rooms and a separate kitchen. The living space has been opened by linking the two rooms with a lounge at the front with a fireplace and sofas, whilst the dining room at the back of the house has French Doors to the garden. The kitchen has been extended into the former outhouses and has a breakfast bar and fitted cabinets with integrated appliances. Upstairs there are three bedrooms comprising two doubles and a single, plus there is a large loft space above. The house bathroom has a three-piece bathroom suite. Outside there is a driveway that offers off-street parking in front of the property whilst to the rear is a lawned garden with a sunny patio. These semi's make great family homes being on a cul-de-sac close to local amenities, like Lidl and the Spar Garage, and not far the schools and the town centre.



30 ASH GROVE, WHITBY - 3 bed Semi-Detached House - £275,000



Approximate total area⁽¹⁾
947.38 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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. 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. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. 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.