



01947 601301



# 19 MURRAYFIELD GARDENS, WHITBY

3 BED END OF TERRACE HOUSE



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## PROPERTY FEATURES

- End of terrace house with a South Facing Garden and allocated parking
- Approximately 1,000 sq ft of accommodation spread over 3 floors
- Modern kitchen/diner and lounge with French Doors to the garden
- 3 bedrooms & 2 bathrooms, including an en-suite
- Useful attic room that is decorated and has 2 Velux windows
- Low-maintenance garden with an artificial turfed lawn & South-Facing patio
- Ideal starter home or buy-to-let investment

Type: **END OF TERRACE HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **1**

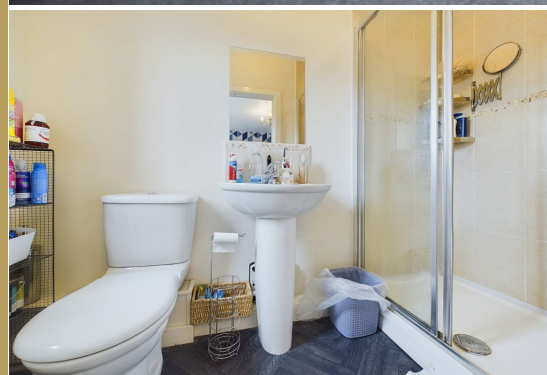
Parking: **OFF ROAD PARKING**

Outside Space: **SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

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19 MURRAYFIELD GARDENS, WHITBY - 3 bed End of Terrace House - £249,950

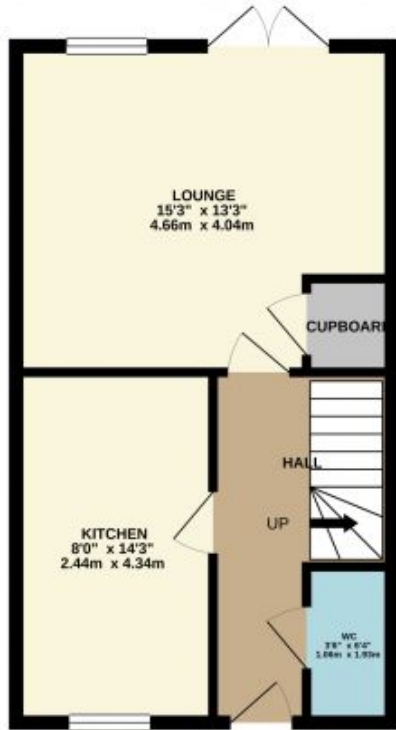


Hope & Braim are delighted to present 19 Murrayfield Gardens to the market. An end of terrace house that has a low-maintenance, South-facing Garden, and allocated parking, making it an ideal starter home or buy-to-let investment. These collection of 2, 3 and 4 bed homes were built in 2000 as part of the re-development of the old creamery site and is ideally located for access to the town and the Westcliff area of town. This house has been extended by a loft conversion and although it complies with building regulations and has been used as a bedroom, it has yet been signed off by planning, therefore is currently classed as an attic room. There is nearly 1,000 sq ft of accommodation spread over 3 floors comprising a kitchen and lounge with French Doors opening onto the garden, upstairs there are 3 bedrooms and a family bathroom, with the main bedroom having both built-in wardrobes and an en-suite shower room. The attic room has a conventional staircase up to it, is decorated and has two Velux windows. The house has been well-maintained and benefits from having modern gas central heating and double-glazing throughout. Outside there is an enclosed garden to the rear that has a paved patio, an artificial turfed lawn and a large garden shed.

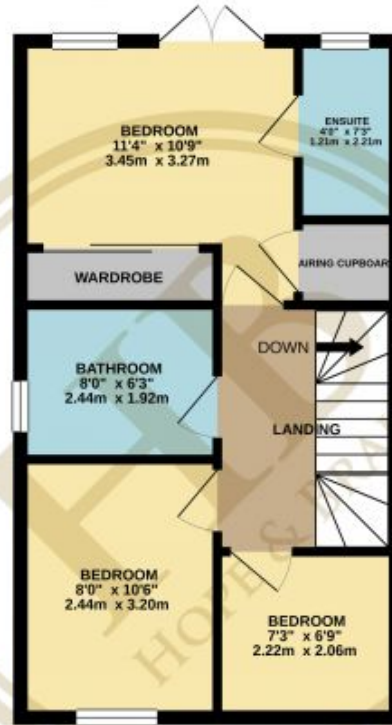


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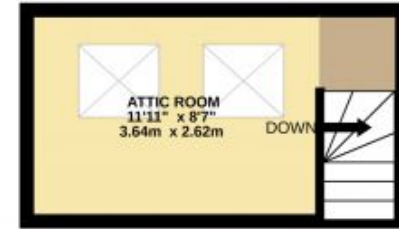
GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.  
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