

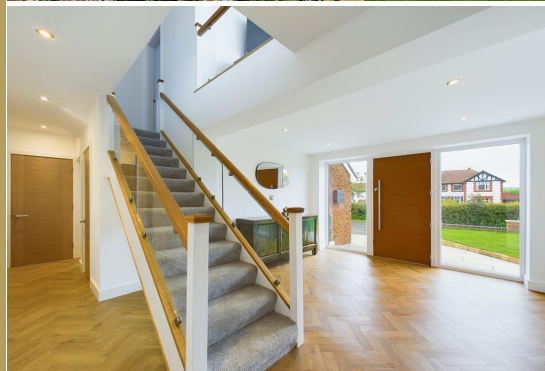


01947 601301



52 MAYFIELD ROAD,  
WHITBY

4 BED DETACHED HOUSE



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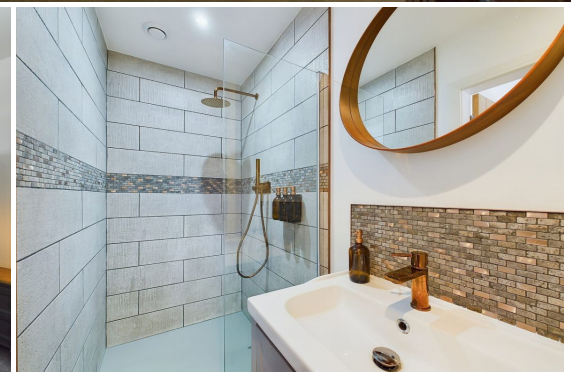
## PROPERTY FEATURES

- Detached House with Gardens & Garage
- Recently Refurbished to a High Standard
- Light-Filled Home with Contemporary Interiors
- Open Plan Kitchen/Diner with French Doors to the Garden
- 4 Bedrooms & 3 Bathrooms, including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Integral Garage with Parking for 4 Cars
- Lawned Gardens with Stone-Paved Patio

Type: **DETACHED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **4**  
Bathrooms: **3**  
Reception Rooms: **2**  
Parking: **DRIVEWAY, GARAGE**  
Outside Space: **GARDEN, PATIO**  
Tenure: **FREEHOLD**

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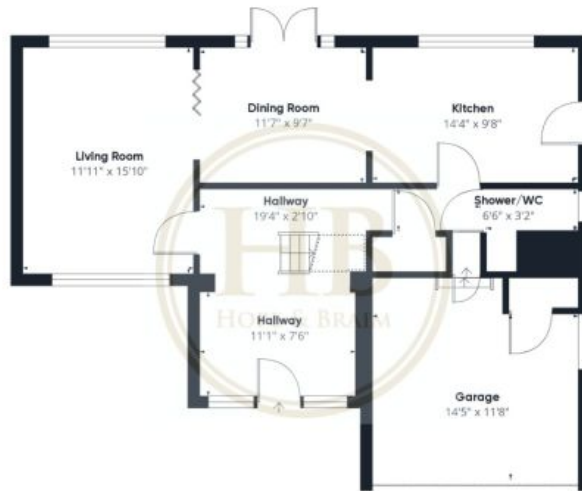
52 MAYFIELD ROAD, WHITBY - 4 bed Detached House - £600,000



Hope & Braim are delighted to present 52 Mayfield Road in Whitby to the market. This detached house has recently had a stunning renovation completed and is now a high-spec contemporary family home with light-filled interiors and landscaped gardens. Unrecognisable from the original 1970's building with the property extended to the front by a striking glazed extension that offers a spacious entrance hall downstairs and a snug/tv room with views upstairs. Along with the extension the property has been completely remodeled with a new kitchen fitted and three new bathrooms installed, plus new decoration and flooring throughout. The entrance hall has a feature Oak and glass staircase that leads up to the gallery landing above and has solid Oak internal doors off to the living spaces downstairs. The lounge has a dual aspect with two large windows that flood the room with natural light and glazed doors lead through to the kitchen/diner. The kitchen has a range of fitted cabinets with integrated appliances, including a chest-height double oven, fridge, freezer and dishwasher, and an opening through to the dining space that has French doors out onto the terrace outside. There is a downstairs shower room, and an internal door leads out to the integral garage and plant room. Upstairs there is the gallery landing that offers another snug/tv room, four double bedrooms, including the principal bedroom with an en-suite shower room, and the family bathroom. The property is in immaculate condition and benefits from a new heating system controlled by Hive and double-glazing throughout. Outside the gardens have been landscaped with grassed lawns and stone-flagged terraces, plus ample off-street parking to the front.



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1716.25 ft<sup>2</sup>

Reduced headroom  
21.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom:  
(below 1.5m/4.92ft)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	78
(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	

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.

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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.

