



01947 601301



40 ANCHORAGE WAY,
WHITBY

3 BED SEMI-DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Semi-detached house with landscaped gardens & parking
- Beautifully presented interiors with views to the front
- 3 Bedrooms, 2 Bathrooms & Downstairs WC
- Modern Gas Central Heating & Double-Glazing with Bespoke Shutters
- Outside Terrace & Summerhouse
- Close to the Cinder Path & Town Centre
- 6 Years Remaining on the NHBC

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

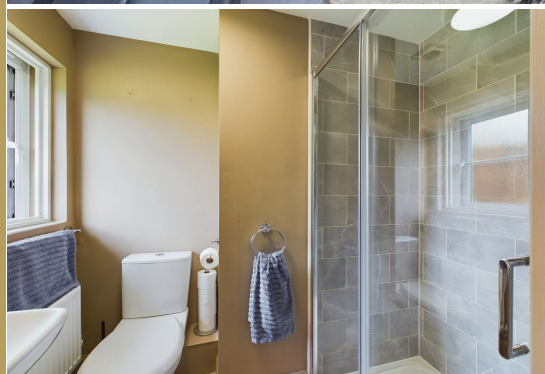
Parking: DRIVEWAY

Outside Space: GARDEN

Tenure: FREEHOLD

01947 601301

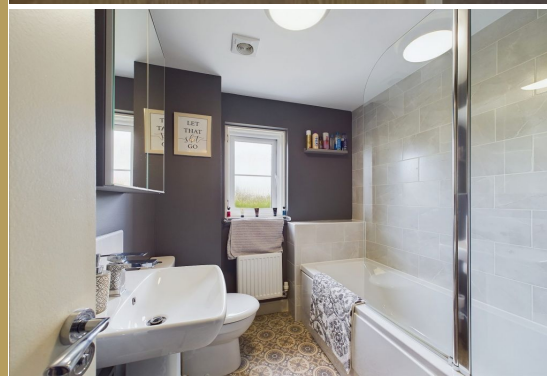
www.hopeandbraimstateagents.co.uk



40 ANCHORAGE WAY, WHITBY - 3 bed Semi-Detached House - £309,950



Hope & Braim are delighted to present 40 Anchorage Way in Whitby to the market. Occupying probably the best plot within this small development this semi-detached house has a southerly aspect and open views across green spaces and the countryside beyond. Built in 2019 by Barratt Homes this modern house has been further improved by the current owners with a decorative makeover that gives this home luxurious interiors plus the outside space have been landscaped. There is a panelled walled entrance hall with built-in storage, a utility space tucked under the stairs and a downstairs WC. Off the hall is a comfortable lounge with views over the green and a sleek modern kitchen/diner with high-gloss cabinets, integrated appliances and French Doors leading out onto the terrace. Upstairs there are three bedrooms, comprising a principal bedroom with its own ensuite, another double bedroom, and a single bedroom that are served by a family bathroom. The property benefits from being energy efficient with modern gas central heating and double-glazing and is beautifully presented throughout. Outside there is private parking for two vehicles and an enclosed garden that has a stone terrace off the kitchen, ideal for entertaining during the warmer months and there is a timber-built summerhouse. The property backs onto the Cinder Path which offers traffic-free cycling and walks and is close to the town centre and local schools.



40 ANCHORAGE WAY, WHITBY - 3 bed Semi-Detached House - £309,950



Floor 0



Floor 1



Approximate total area¹
863.67 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		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(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.

