



01947 601301



45 HOLMSTEAD
AVENUE, WHITBY

3 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached House with a Garage & Garden
- Cosy Lounge with Exposed Brick Fireplace
- Open Plan Kitchen/ Diner with Pantry & Utility
- 3 Bedrooms, Family Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Garage & Parking for 2 Vehicles
- Lawned Garden with Sheltered Patio
- Views over Open Fields to the West

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: DRIVEWAY, GARAGE

Outside Space: GARDEN, PATIO

Tenure: FREEHOLD

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45 HOLMSTEAD AVENUE, WHITBY- 3 bed Semi-Detached House -£335,000



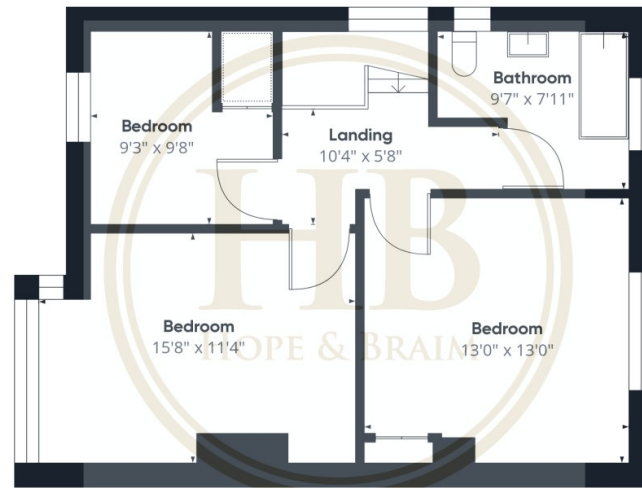
Hope & Braim are delighted to present 45 Holmstead Avenue in Whitby to the market. A well-presented semi-detached house with a large garden and a garage located on the edge of town with views across open fields to the West. The property offers light & spacious accommodation over the two floors with the benefit of modern gas central heating and double-glazing throughout. There is an entrance porch and hall with a downstairs WC tucked underneath the stairs. The lounge has an attractive exposed brick fireplace and a large bay window at the front of the property that floods the room with natural light. To the rear there is an open plan kitchen/diner with ample space for a dining table and having a fitted kitchen, plus there are a walk-in pantry and a separate utility room. Upstairs there are three bedrooms comprising two doubles and a single, and a family bathroom with a three-piece bathroom suite. Outside there is parking for two vehicles and a single garage at the front, whilst to the rear is a lawned garden and a sheltered patio that enjoys a Westerly aspect, perfect for family BBQs.



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Floor 0



Floor 1



Approximate total area⁽¹⁾

1127.2 ft²

Reduced headroom

1.51 ft²

(1) Excluding balconies and terraces

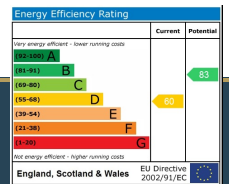
Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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