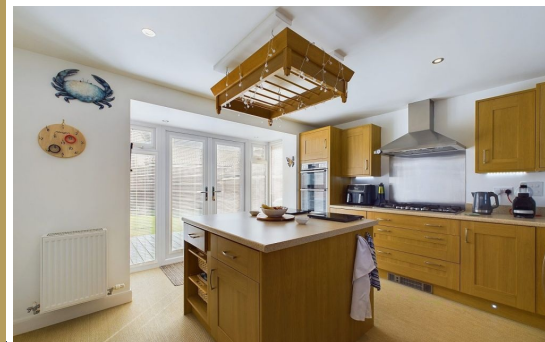




01947 601301



7 NIGHTINGALE
DRIVE, WHITBY
4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with a South-Facing Garden
- 1,500 Sq Ft over 2 Floors
- Open Plan Kitchen/Diner with French Doors to the Garden
- 4 Bedrooms & 2 Bathrooms
- South Facing Garden with Sun Deck
- Detached Garage/Workshop & Driveway
- Elevated Views towards Whitby's Pier
- Ideal Family Home close to Local Schools

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**
Outside Space: **SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

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7 NIGHTINGALE DRIVE, WHITBY- 4 bed Detached House -£425,000



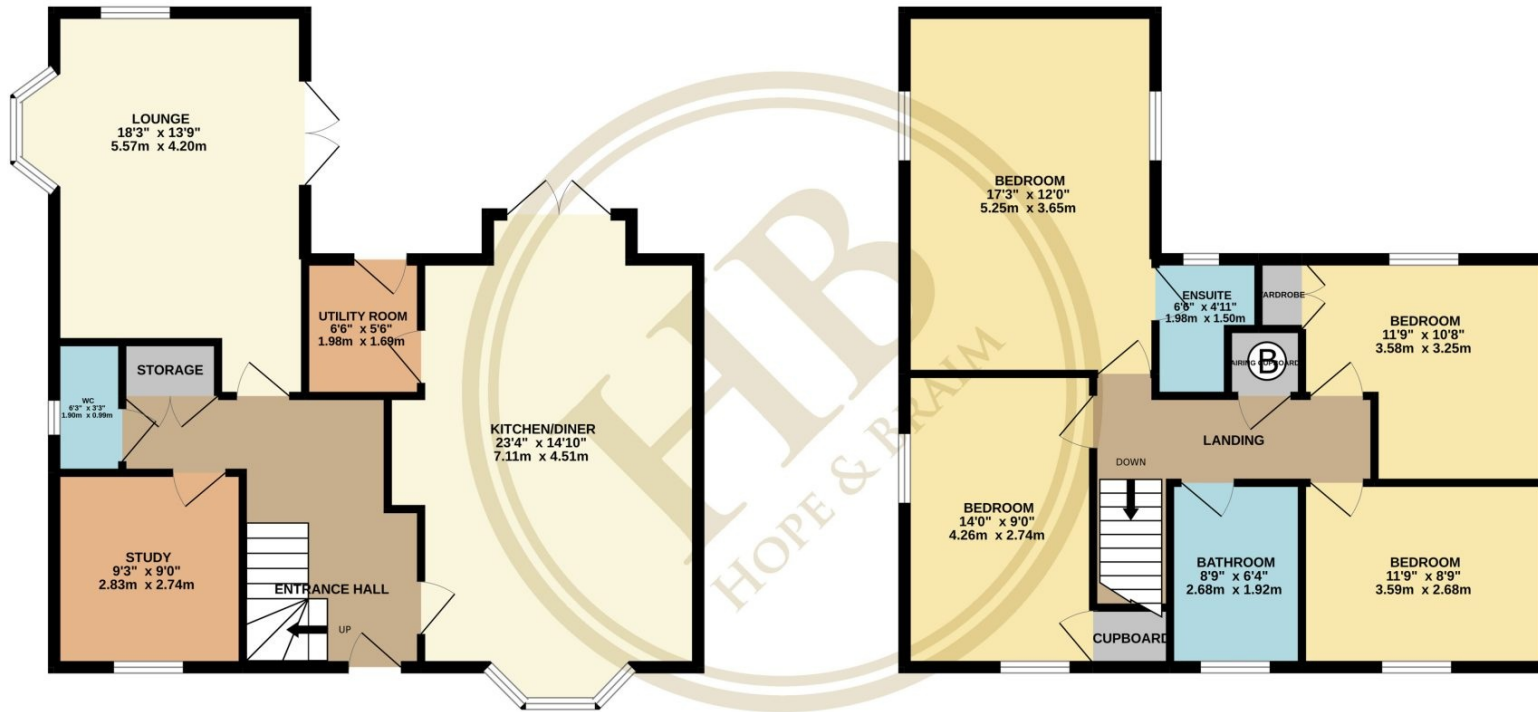
Hope & Braim are delighted to present 7 Nightingale Drive in Whitby to the market. Occupying a prime plot on the Scoresby Park Development this superior detached home with its South-Facing Garden enjoys far-reaching views down to Whitby's Pier. Built by David Wilson Homes in 2016 and known as The Layton this property is designed for a family with spacious, open plan living that easily flows and is linked to the outside via French Doors off both the Lounge and the Kitchen/Diner. Downstairs there is a stunning kitchen/diner that has fitted cabinets with integrated appliances and an island, a useful utility room, a light-filled lounge, a study, and a downstairs WC. Upstairs there are four double bedrooms, including a generous principal bedroom with its own ensuite and a family bathroom with a modern white four-piece suite. Outside the rear walled garden enjoys a South-Facing aspect and has a newly added sun deck that is the ideal for outside entertaining during the warmer months. To the front of the house there is a driveway with additional on-street parking and a detached garage that has a workshop space to the rear. This home is immaculately presented and we feel will appeal to those wanting a modern, energy-efficient home with plenty of space inside and out, that is conveniently located for access to local schools and amenities.



7 NIGHTINGALE DRIVE, WHITBY- 4 bed Detached House -£425,000

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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
Best energy efficient - lower running costs			
A	92-100		92
B	81-91	83	
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
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.

