

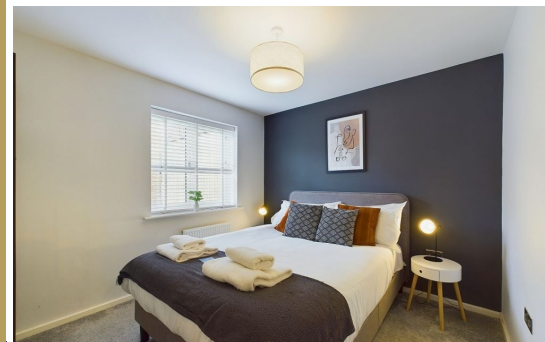


01947 601301



CURLEW HOUSE, 9 SPA WELL COURT

3 BED TOWN HOUSE



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PROPERTY FEATURES

- Modern Townhouse with Parking
- Open Plan Living Room/Kitchen with Views
- 3 Bedrooms & 2 Bathrooms, including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- West-Facing Rear Garden with Patio
- Fully Furnished Holiday Let with Bookings
- Town Centre Location close to Cafes, Pubs & Shops

Type: **TOWN HOUSE**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **2**
Reception Rooms: **1**
Parking: **ALLOCATED PARKING**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

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CURLEW HOUSE, 9 SPA WELL COURT- 3 bed Town House -£305,000



Hope & Braim are delighted to present Curlew House on Spa Well Court in Whitby to the market. This modern townhouse is the perfect coastal retreat and is currently a successful holiday let that comes fully furnished and with bookings, making it an attractive buy-to-let investment. Built in 2019 as part of this development of luxury townhouses and apartments on former allotment land tucked behind Broomfield Terrace which is just a short stroll from the town's many attractions. The property has three floors with an upside-down layout with the bedrooms downstairs and the living accommodation upstairs, all benefiting from having quality fixtures, gas central heating and double-glazing throughout. On the lower two floors are a total of three bedrooms comprising a principal bedroom with its own en-suite, a second double bedroom and a bunk room for the kids. There is also a house bathroom with a white three-piece bathroom suite. On the top floor with a vaulted ceiling is the open plan living room/kitchen that has fitted cabinets with integrated appliances and a lounge/dining space with a Juliet Balcony that boasts views across the rooftops towards Whitby's Abbey. Outside there are lawned gardens to the front and rear with the rear garden having a patio that enjoys a west-facing aspect. There is also the amenity of private parking, a rare find for this town, only a few steps from the front door.



CURLEW HOUSE, 9 SPA WELL COURT- 3 bed Town House -£305,000



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
733.24 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs	A		95
85-91	B		
69-84	C		64
54-68	D		
39-53	E		
24-38	F		
1-23	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.

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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.

