

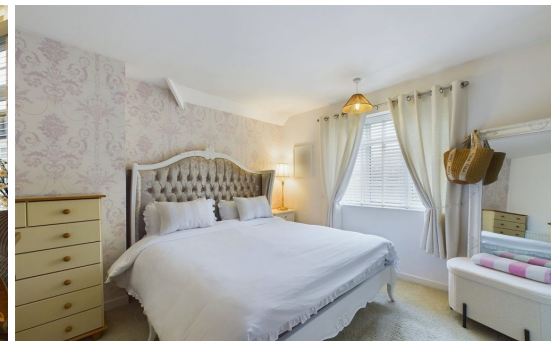


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17 ELM GROVE, WHITBY

3 BED SEMI-DETACHED HOUSE



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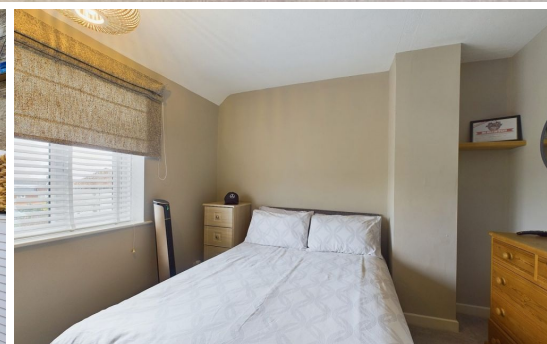
PROPERTY FEATURES

- Semi-Detached House with South-facing Garden
- Open Plan Lounge/Diner with Log Burner
- Kitchen with Oak Worktops & Breakfast Bar
- Sun Room with French Doors to the Patio
- 3 Bedrooms & 2 Bathrooms, including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Workshop & Garden Room/Home Gym
- Off-Street Parking for 3 Cars & Patio Garden

Type: SEMI-DETACHED HOUSE
Availability: FOR SALE
Bedrooms: 3
Bathrooms: 2
Reception Rooms: 2
Parking: DRIVEWAY
Outside Space: SOUTH FACING GARDEN
Tenure: FREEHOLD

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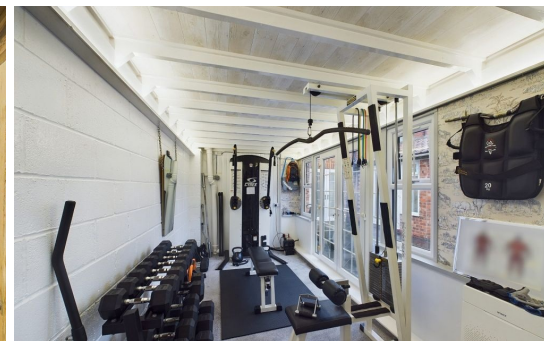
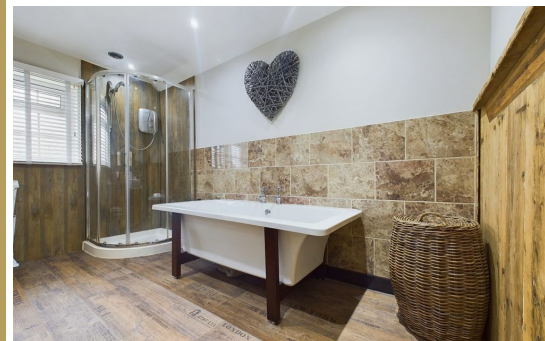
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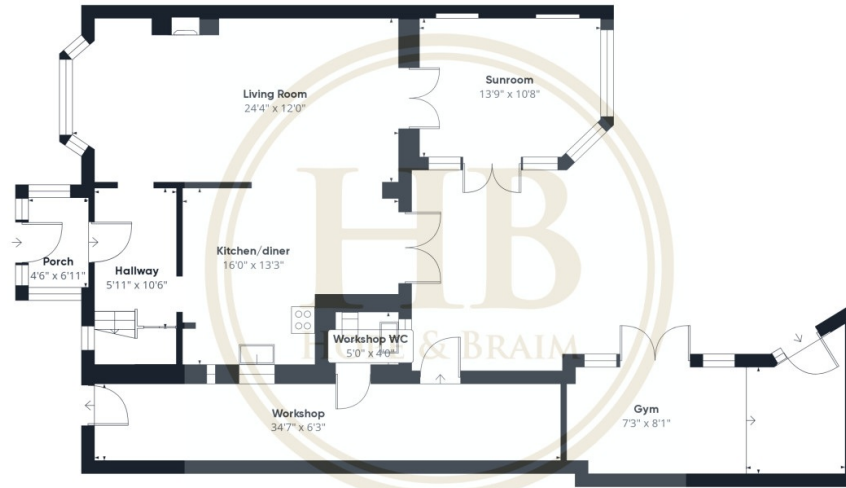
17 ELM GROVE, WHITBY- 3 bed Semi-Detached House -£335,000



Hope & Braim are delighted to present 17 Elm Grove in Whitby to the market. This extended semi-detached house has stylish interiors, and a south-facing garden located on the edge of a communal green close to the town centre. The property has been substantially extended with a two-storey gable end extension that allows for a larger breakfast/kitchen downstairs and bathroom upstairs. There is an open plan lounge/diner that has a feature fireplace with log burning stove that adds character and warmth to the room, plus there is a large bay window that floods the room with natural light. French doors lead through to the rear garden room that has a vaulted ceiling with exposed beams and provides another sitting room and links the house with the garden. The breakfast kitchen has a good range of cabinets with integrated appliances and Oak worktops with a breakfast bar. The extension squares off the upstairs accommodation that comprises three bedrooms and two bathrooms with the principal bedroom having a walk-in wardrobe and an ensuite with a two-piece suite. The family bathroom is larger than the original bathroom and has room for a four-piece suite comprising a bath and a separate shower. The property benefits from having gas central heating, solar panels, double-glazing and being in excellent decorative order throughout. Outside there is off-street parking for three cars at the front and with the absence of a garage a large workshop has been added to the side of the house. To the rear there is a paved south-facing garden with a garden room that is currently used as a gym but could also be a home office or summerhouse.



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Floor 0

Approximate total area⁽¹⁾
1649.14 ft²



Floor 1

(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.

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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.

