



01947 601301



5 LANDSDOWNE
ROAD, WHITBY
3 BED TERRACED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Terraced House with Garage & Garden Deck
- Lounge & Open Plan Kitchen/Diner
- 3 Bedrooms & 2 Bathrooms, including an En-Suite
- Separate Utility Room & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Parking for 2 Cars & Rear Garden with Sun Deck

Type: **TERRACED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **1**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **TERRACE**

Tenure: **FREEHOLD**

01947 601301

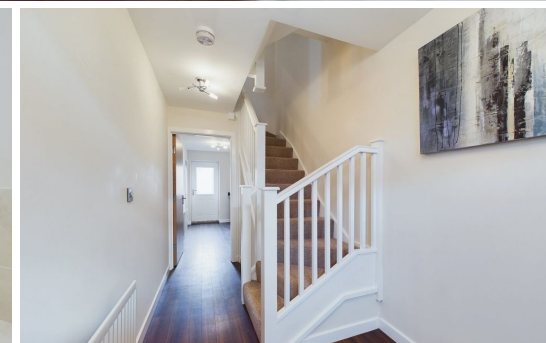
www.hopeandbraimstateagents.co.uk



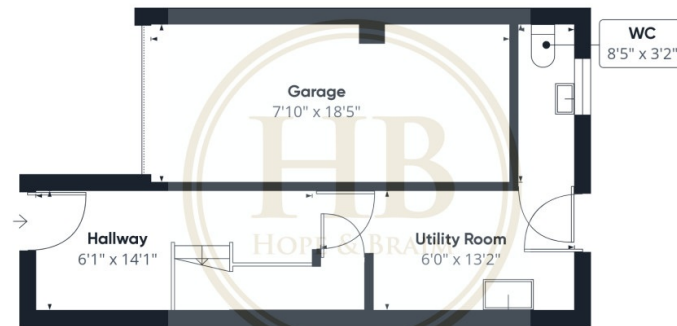
5 LANDSDOWNE ROAD, WHITBY- 3 bed Terraced House -£249,950



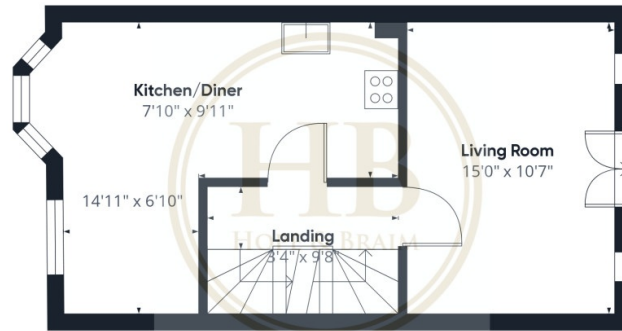
Hope & Braim are delighted to present 5 Landsdowne Road in Whitby to the market. This modern terrace house has an integral garage and a low-maintenance garden and is conveniently located for access to the town and local amenities. These collection of 2, 3 and 4 bed homes were built in 2000 by Yuill Homes as part of the re-development of the old creamery site. The property has over 1,000 sq ft of accommodation over the three floors including the garage and benefits from being energy efficient with having modern gas central heating and double-glazing throughout. On the ground floor is the entrance hall that leads to the utility room and downstairs WC with a door that leads out to the rear garden. Stairs from the entrance hall lead up to the first floor where there is a lounge that has a Juliet Balcony and an open plan kitchen/diner that has a high-gloss kitchen with integrated appliances and a dining space with a bay window that faces south, making this a light room. On the top floor there are three bedrooms comprising two doubles and a single, with the principal bedroom having built-in wardrobes and its own en-suite shower room. The third bedroom is currently used as a home office and there is second bathroom with a three-piece bathroom suite. Outside there is a driveway and bin store to the front, whilst to the rear the garden has a large timber deck.



5 LANDSDOWNE ROAD, WHITBY- 3 bed Terraced House -£249,950



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1086.94 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		
Best energy efficient - lower running costs	Current	Potential
A (92-100)		90
B (81-91)		
C (69-80)		78
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.

