



01947 601301



15 NIGHTINGALE  
DRIVE, WHITBY  
4 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached House with South-Facing Garden
- Open Plan Kitchen/Diner with Island & Integrated Appliances
- Garage converted into a Bar/Snug
- 4 Double Bedrooms & 2 Bathrooms, including an En-Suite
- Gas Heating & Double-Glazing Throughout
- Off-Street Parking for 2 Cars
- Enclosed Rear Garden with Lawn & Patio

Type: **DETACHED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **4**  
Bathrooms: **2**  
Reception Rooms: **2**  
Parking: **DRIVEWAY**  
Outside Space: **SOUTH FACING GARDEN**  
Tenure: **FREEHOLD**

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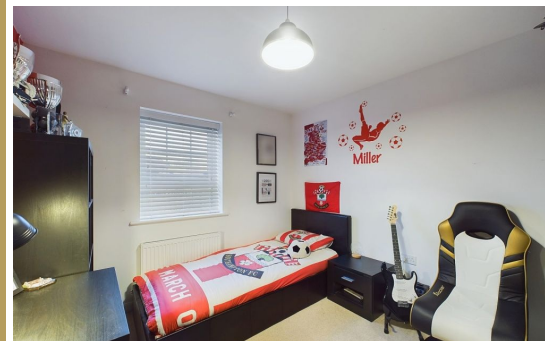


15 NIGHTINGALE DRIVE, WHITBY- 4 bed Detached House -£385,000

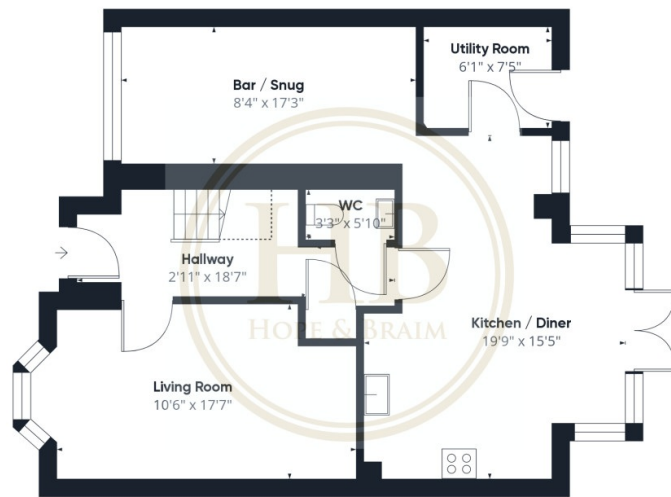




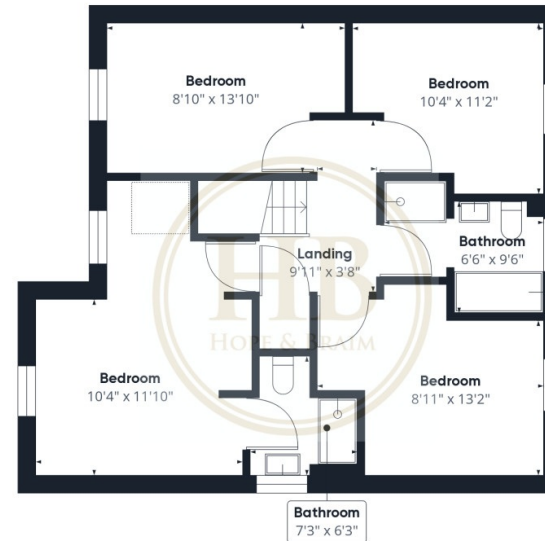
Hope & Braim are delighted to present 15 Nightingale Drive in Whitby to the market. A detached house with a south facing garden that is positioned on the edge of the popular Scoresby Park in the coastal town of Whitby. Built in 2017 by David Wilson Homes as part of this modern development on the eastern edge of the town convenient for local amenities and schools. The property is beautifully presented throughout and benefits from being energy-efficient with having modern gas central heating and double-glazing throughout. Downstairs there is a spacious entrance hall that leads off to the living spaces and kitchen comprising a generous lounge at the front. At the back of the house is a light and open plan kitchen/diner that has large glazing on the southern façade which floods the room with natural light. The kitchen has high-gloss cabinets, integrated appliances and an island with breakfast bar, plus there is a separate utility room and downstairs WC, all essential for a happy family life. As a bonus the former garage has been converted into a bar/snug giving the grown-ups their own space to entertain. Upstairs there are four bedrooms with the principal double having its own en-suite shower room and there is a family bathroom with a bath. Outside the French Doors off the kitchen/diner link the inside to the garden which is mainly lawned and has a south-facing patio for family BBQs. We feel this immaculate home is ideal for those wanting a turn-key property.



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1393.4 ft<sup>2</sup>  
Reduced headroom  
8.58 ft<sup>2</sup>

(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

Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
92-100 A		92
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 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.

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.

