



01947 601301



22 LOCKTON ROAD,
WHITBY

3 BED SEMI-DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Semi-Detached House with a Garden & Conservatory
- Open Plan Kitchen/Diner with Integrated Appliances
- Lounge with Log Burner & Dual Aspect
- 3 Bedrooms & Modern Bathroom with a Bath & Shower
- Gas Central Heating & Double-Glazing Throughout
- Generous Rear Garden with Timber Deck
- Front Garden & Off-Street Parking
- Ideal Family Home close to Local Amenities & Schools

Type: **SEMI-DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **1**

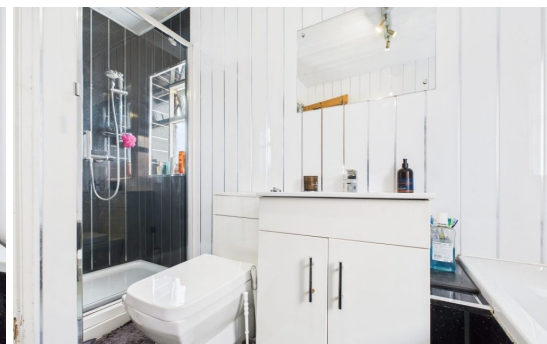
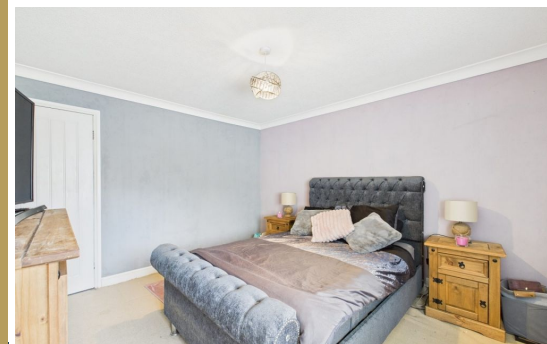
Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



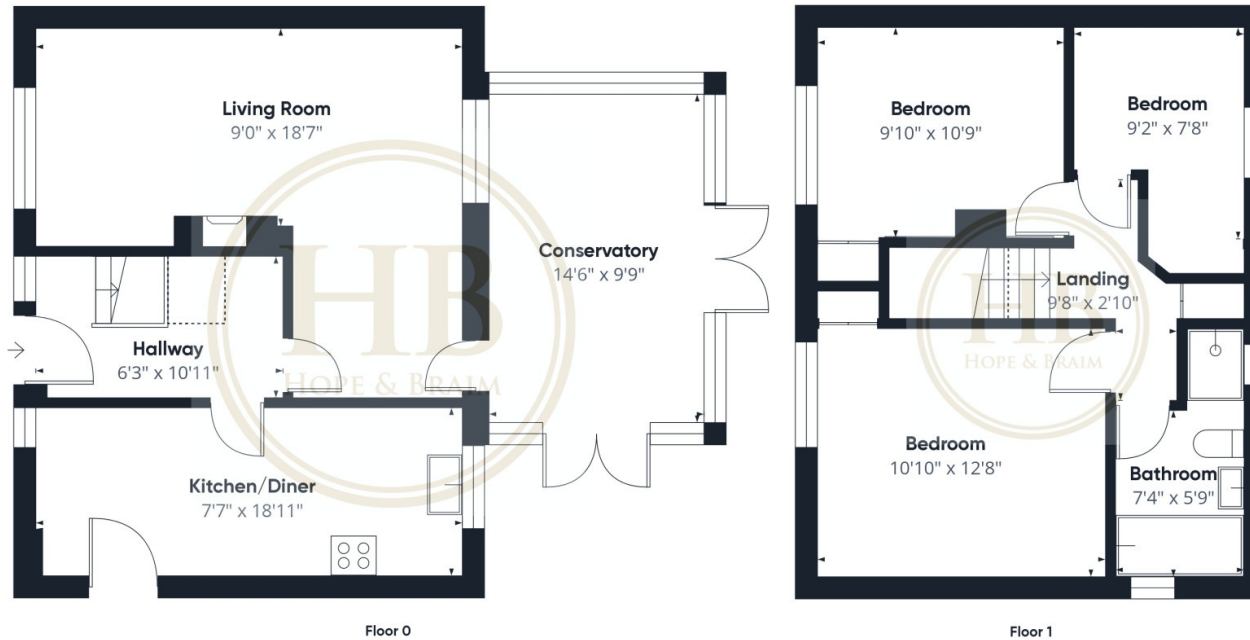
22 LOCKTON ROAD, WHITBY- 3 bed Semi-Detached House -£236,000



Hope & Braim are delighted to present 22 Lockton Road in Whitby to the market. This is a perfectly presented semi-detached house that has a generous garden and off-street parking and is located on the former MOD estate on the western fringes of the town. Inside there is an L-shaped living space with a lounge area to the front and dining area to the rear with a fireplace and a log burner. The kitchen has a good range of high-gloss cabinets with solid wood worktops, integrated appliances including a wine cooler and there is space for a dining table for four. There is a conservatory on the back that links the interior with the gardens. Upstairs there are three bedrooms and the family bathroom which has been converted into one bathroom from two separate rooms. It now has a four-piece suite comprising a bath for those who like a soak, a separate shower, wash hand basin, and a WC. The property has been well maintained and benefits from having gas central heating and double-glazing throughout. Outside to the front is a driveway for two cars and a lawned garden with fenced boundaries. At the back is a generous garden that has been landscaped with a timber deck, ideal for family BBQs. These properties make excellent family homes that are well-served by nearby amenities including Lidl and the Spar Garage, plus is only a short walk from Whitby's Westcliff and the beach.



22 LOCKTON ROAD, WHITBY- 3 bed Semi-Detached House -£236,000



Approximate total area⁽¹⁾
994.6 ft²
Reduced headroom
7.36 ft²

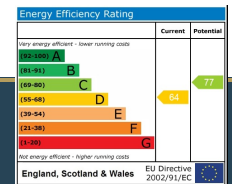
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.

