



01947 601301

26 HOLMSTEAD  
AVENUE, WHITBY

3 BED SEMI-DETACHED HOUSE



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## PROPERTY FEATURES

- Extended Semi-Detached House with Integral Garage
- Open Plan Lounge/Diner & Conservatory
- Modern Kitchen with Integrated Appliances & Utility Room
- 3 Double Bedrooms & Modern Shower Room
- Gas Central Heating & Double-Glazing Throughout
- Generous Rear Garden with Lawn & Patio
- Off-Street Parking for 2 Cars plus Garage
- Ideal Family Home on the Edge of Town

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

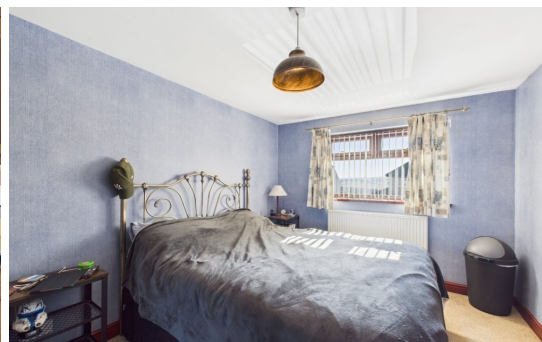
Parking: DRIVEWAY, GARAGE

Outside Space: GARDEN, PATIO

Tenure: FREEHOLD

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26 HOLMSTEAD AVENUE, WHITBY- 3 bed Semi-Detached House -£285,000

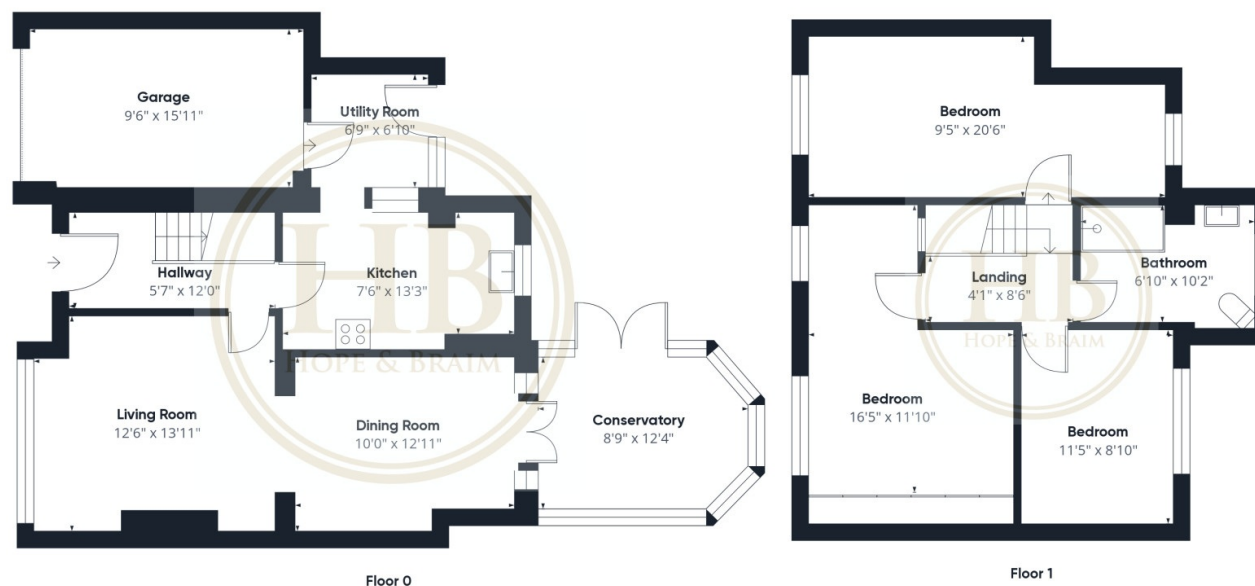




Hope & Braim are delighted to present 26 Holmstead Avenue in Whitby to the market. This extended semi-detached house has open plan living and a generous garden with a conservatory located on a private road on the western edge of the town. The property has been extended to the rear as well as the extension over the integral garage which results in a larger than average semi with over 1,200 sq ft of accommodation, excluding the garage. The lounge and dining room are both well-proportioned reception rooms and are linked together by an arched opening to create a large open plan room. The kitchen has a good range of pine cabinets with integrated appliances and there is an adjoining utility room that houses the washing machine. Upstairs there are three double bedrooms with the principal bedroom having a wall of fitted wardrobes and two windows with views to the front. The bathroom has a three-piece suite comprising a walk-in shower, wash hand basin and WC. The second bedroom, that is part of the side extension, has enough space for an en suite and with it being next to the family bathroom the plumbing is simple. The accommodation has been well-maintained and benefits from having gas central heating and double-glazing throughout. Outside there is a block-paved driveway with space for two cars, whilst to the rear is a large garden with a lawn, patio and conservatory. We feel this property would make an excellent family home that is close to the local schools and on a quiet private road.



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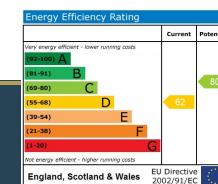
Approximate total area<sup>(1)</sup>  
1354.76 ft<sup>2</sup>

(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 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.

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