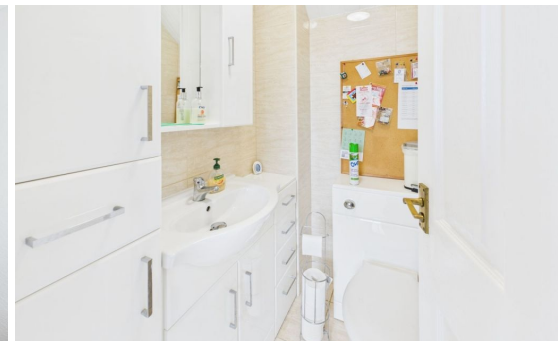




01947 601301

28 MUNCASTER WAY,  
WHITBY

4 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached House with a Garage & Garden
- Lounge with Dual Aspect & Dining Room
- Kitchen with Fitted Cabinets & Integrated Appliances
- 4 Bedrooms, Family Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Extension with Utility Room adjoining the Garage
- Rear Garden with Patio & Workshop
- Ideal Family Home close to Local Amenities & Schools

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **1**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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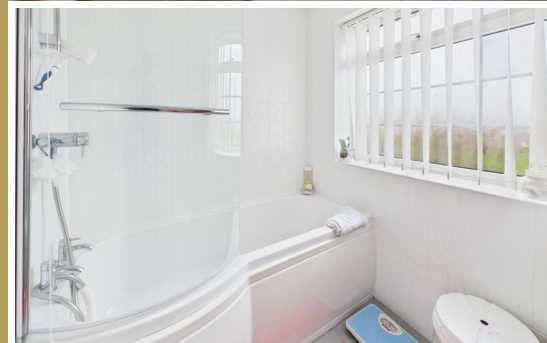
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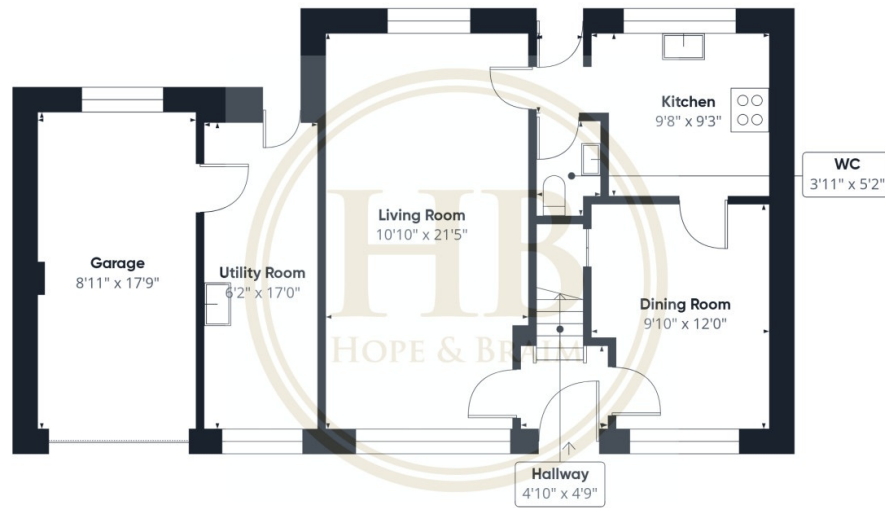
28 MUNCASTER WAY, WHITBY- 4 bed Detached House -£300,000



A well-proportioned detached family home occupying a highly convenient location within easy reach of Whitby's excellent schools and comprehensive amenities. This versatile property offers generously sized accommodation across two floors, complemented by useful outbuildings and a pleasant rear garden. The ground floor provides well-planned living space beginning with a dual aspect lounge benefiting from natural light from two directions, creating a bright and welcoming reception room. An adjacent dining room offers flexible space for family meals and entertaining, whilst the kitchen features fitted cabinets and integrated appliances providing practical everyday functionality. A useful extension houses a utility room with direct access to the garage, enhancing the home's storage and laundry facilities, whilst a downstairs WC adds convenience for family living. Upstairs, four bedrooms provide ample accommodation for a growing family with the principal bedroom having an en-suite shower and complemented by a well-appointed family bathroom serving the first floor. Gas central heating and double-glazing throughout ensure comfort and efficiency across all seasons. Externally, the property benefits from a garage providing secure parking and storage, whilst the rear garden offers a pleasant outdoor space featuring a patio area ideal for alfresco dining and a workshop providing valuable additional storage or hobby space. The garden presents an opportunity for keen gardeners to create their own private sanctuary. Eskdale Road's location places this home within comfortable walking distance of local schools, making the morning routine considerably easier for families. Whitby's town centre, with its historic harbour, abbey and comprehensive shopping facilities, lies nearby, whilst the property also benefits from excellent access to the North York Moors National Park, offering outstanding recreational opportunities on the doorstep.



28 MUNCASTER WAY, WHITBY- 4 bed Detached House -£300,000



**Approximate total area<sup>(1)</sup>**  
1277 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

