



Kingfisher Drive

Whitby, YO22

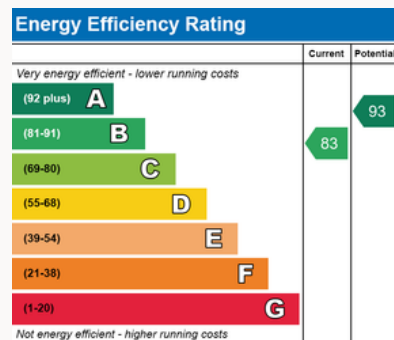
Introduction

SA beautifully maintained four-bedroom detached home on Kingfisher Drive, featuring a bespoke Chatsworth orangery, solar panels with battery storage, and a prime cul-de-sac position of just five homes. Immaculately presented, with landscaped gardens and a vista towards Whitby Abbey, this is a stylish, energy-efficient home ready to move straight into.

PROPERTY TYPE	Brick Built detached
BEDROOMS	4
RECEPTION ROOMS	3/4
BATHROOMS	2

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	B with A potential



Key Features

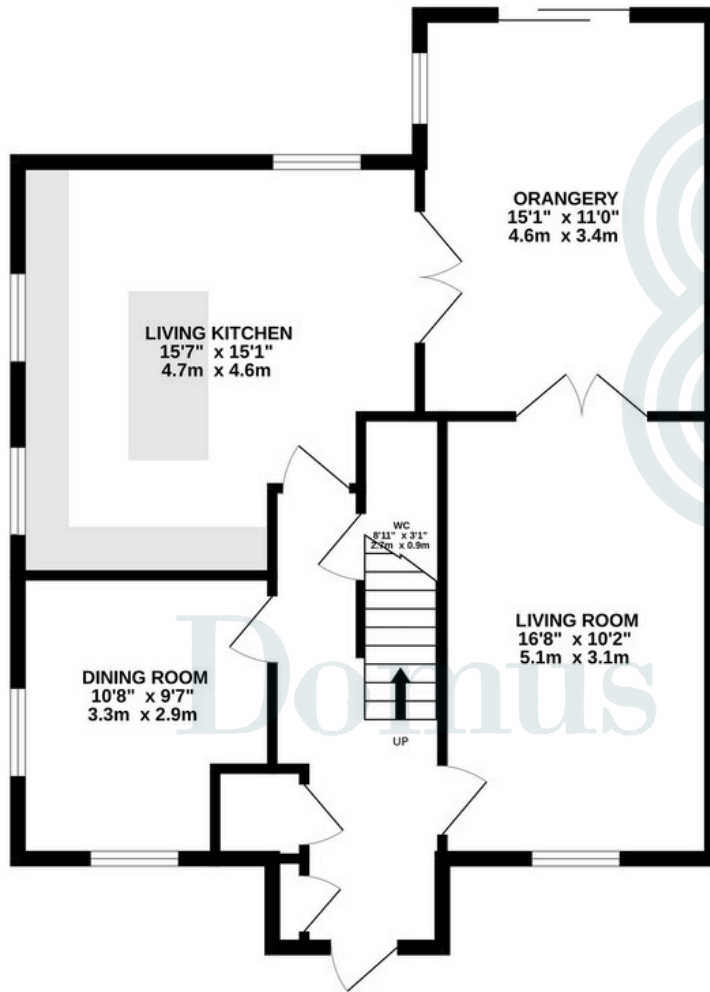
- Solar panels reducing bills, generating income
- Battery storage available by negotiation
- Chatsworth orangery, third flexible reception room
- Living/dining kitchen with island, appliances
- Principal bedroom with Whitby Abbey vista
- Quiet cul-de-sac of five homes
- Landscaped garden with raised beds
- Driveway, garage, EV charging point
- Council Tax E



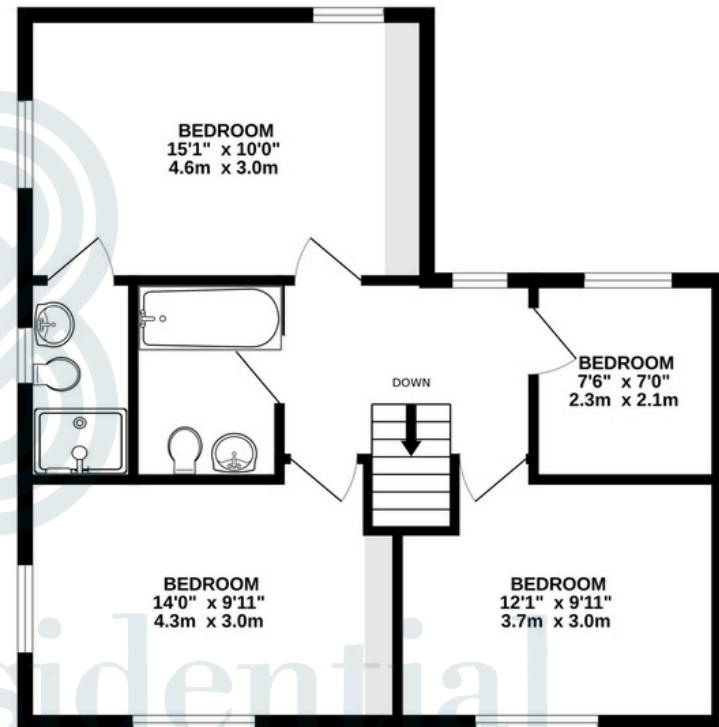




GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not to purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.