



A UNIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY:  
DETACHED PROPERTY WITH ANNEXE  
**MOUNT FARM CLOSE, WHITBY**



## MOUNT FARM CLOSE, WHITBY, YO22 4HJ

**A unique opportunity to purchase a sizable, detached property with adjoining annexe, which having been part finished is now ready for the finishing off stages of the build.**

Designed as a one off, the property sits in the far corner of Mount Farm Close with grounds to all sides. Built from brick under a tiled roof, the construction phase has been completed, with outer shell, windows and doors, roof and first floor all in situ. The property is now at a stage for a future owner to fit out and finish to their own specification or indeed tweak the internal configuration to suit their own requirements. All in all, a unique proposition, ideal for a purchaser looking for a sizable family home with the options to provide additional accommodation for a dependant and amounting to over 1,800 square feet in total.

Quotes have been obtained to connect to mains gas, water and electric services, which are available within the street. Drainage has been connected. Energy ratings and calculations have all been done for the property. The work thus far has been building regulation approved. Planning permission Ref: 08/01611/FL.

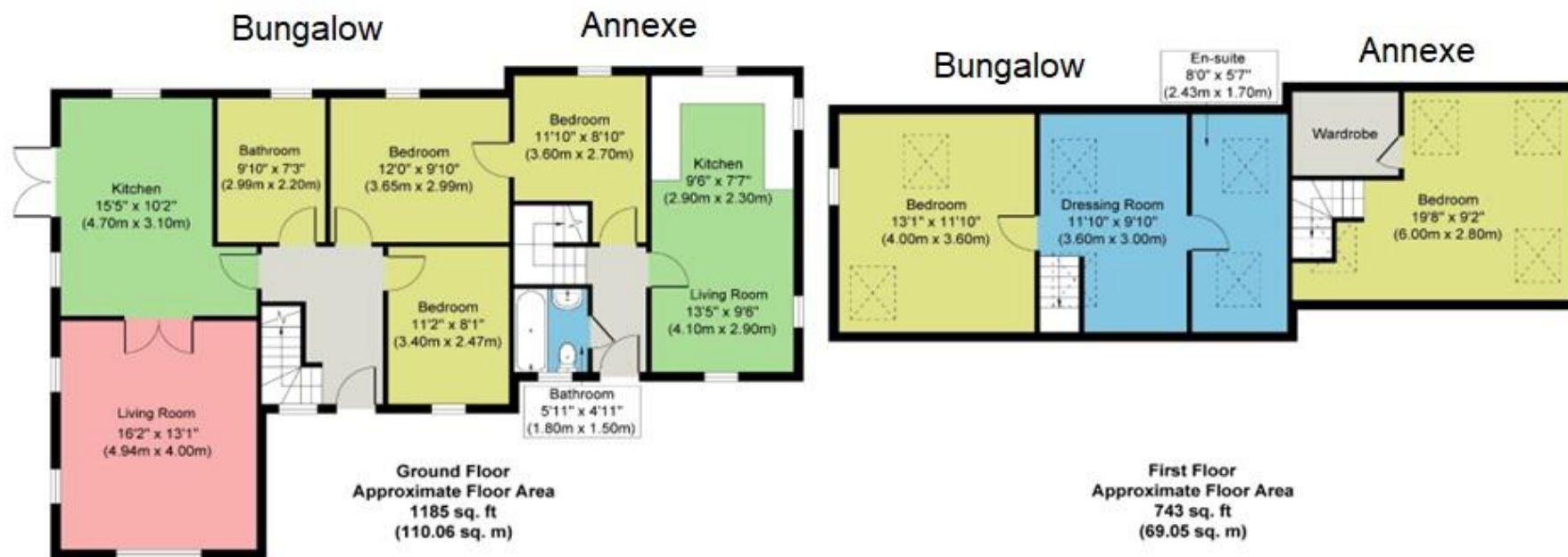
The proposed accommodation comprises the following. To the main house; entrance hall, a large dual aspect living room which opens through into the breakfast kitchen. Two double, ground floor bedrooms and bathroom. Upstairs is a large Master Bedroom suite with dressing room and en-suite shower room.

The annexe can be independently accessed, with its own entrance and is sizable in its own right with hallway, open plan living/dining kitchen, ground floor bedroom and bathroom and a large First Floor bedroom. The size of the plot allows for decent sized gardens to all sides and off-street parking.

Mount Farm Close is situated on the south east edge of the town, making it extremely convenient for secondary and primary schooling and a range of shops within easy walking distance. Whitby is a popular and picturesque seaside town with both a strong maritime and literary history. Today Whitby is a fascinating mix of eclectic shops and high-quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park.

For Sale by Private Treaty

**GUIDE PRICE £235,000**



Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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