



Harrier Place, Whitby YO22 4QS

welcome to

Harrier Place, Whitby

Spacious lounge at over 18ft in length, garage and landscaped rear garden make this house a delight.

Entrance Hallway

Accessed via UPVC double glazed door, staircase to first floor, radiator, access to:-

Downstairs W C

Wash hand basin with mixer tap, WC, UPVC double glazed window to side.

Study

9' 8" x 9' 1" (2.95m x 2.77m)

UPVC double glazed window to front, radiator.

Lounge

18' 5" x 14' 9" into side bay (5.61m x 4.50m into side bay)

UPVC double glazed window to side and rear, UPVC double glazed patio doors leading to rear garden, TV point, telephone point.

Kitchen / Diner

24' 9" maximum x 13' 4" (7.54m maximum x 4.06m)

Wall and base units with complementary work surfaces, central island, integral electric oven with integral grill, 5 cylinder gas hob plus extractor fan and stainless steel splashback, 1.1/2 bowl sink with draining board and mixer tap, integral dishwasher, recess for American style fridge freezer, UPVC double glazed patio doors leading to rear garden, UPVC double glazed bay window to front and rear, radiator.

Utility

7' 3" x 5' 3" (2.21m x 1.60m)

Base units with sink, draining board and mixer tap, plumbing for washing machine, recess for dryer, UPVC double glazed door leading to rear garden, radiator.

First Floor Landing

Loft void access, storage cupboard, radiator.

Master Bedroom

17' 6" maximum x 13' 8" (5.33m maximum x 4.17m)

UPVC double glazed windows to rear and side, radiator, access to a walk in wardrobe.

En Suite

Wash hand basin with mixer tap, WC, UPVC double glazed window to rear, chrome heated towel rail, shaver point, part tiled wall, double shower cubicle with wall mounted shower.

Bedroom 2

14' 7" x 9' 3" (4.45m x 2.82m)

UPVC double glazed window to front and side, radiator, storage cupboard.

Family Bathroom

Single shower cubicle with wall mounted shower, bath with mixer tap and handheld shower, UPVC double glazed window, WC, heated towel rail, sink with mixer tap.

Bedroom 3

11' 6" x 11' 5" (3.51m x 3.48m)

UPVC double glazed window to front, radiator.

Bedroom 4

13' 3" x 9' (4.04m x 2.74m)

UPVC double glazed window to rear, radiator.

Externally

Front

Driveway to side, access to garage, spectacular views over Whitby.



Rear Garden

Landscaped garden, patio and seating areas, raised flowerbed edging, lawned area.

Garage



view this property online mannersandharrison.co.uk/Property/MAR110541



welcome to

Harrier Place, Whitby

- LANDSCAPED REAR GARDEN
- LARGE LOUNGE
- GARAGE
- SPECTACULAR VIEWS OVER WHITBY
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

£430,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/MAR110541



Property Ref:
MAR110541 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.