



HUNTERS[®]

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2 Parkfield Drive, Whitby, CH65 6SN

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Asking Price £220,000

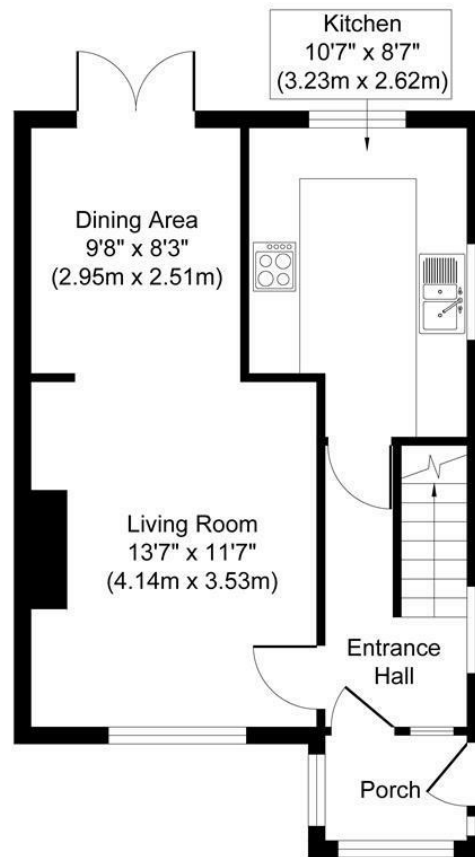
A much improved, three bedroom, semi-detached home is now available for the discerning buyer.

The current vendors have recently installed a modern, contemporary bathroom and new boiler, not to mention the programme of redecoration as well as the majority of floor coverings having been replaced.

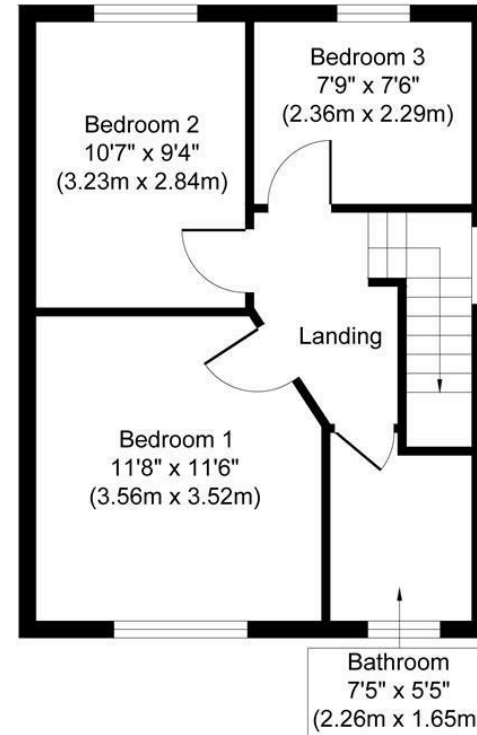
This property does offer ready to move into accommodation and we would recommend an early inspection.

Being situated close to the centre of Whitby village, the new owners can take advantage of a range of local shops and Morrisons supermarket. In addition, the commuter links offered include public transport and extensive road networks including the M53 and M56. All of which provide access to surrounding centres of commerce.

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Ground Floor
Approximate Floor Area
430 sq. ft
(39.93 sq. m)



First Floor
Approximate Floor Area
405 sq. ft
(37.61 sq. m)

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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Entrance Porch

Composite door provides access to the entrance porch featuring double glazed UPVC windows the the front and side elevations, tiled floor. An additional double glazed door gives access to:-

Entrance Hall

Staircase to first floor, double glazed window to side elevation, central heating radiator and under stairs storage cupboard.

Lounge

13'7" x 11'7" to widest point
Large double glazed picture window to front elevation, feature fireplace with log effect fire, double panel central heating radiator and archway through to:-

Dining Area

9'8" x 8'3"
Double glazed French doors provide access onto the rear garden, central heating radiator, laminate floor.

Kitchen

10'9" x 8'7" to widest point
A modern kitchen with a good range of wall and base units, four burner gas cooker with built in double oven, extractor above, plumbing for automatic washing machine, one and a half bowl stainless steel sink unit, double glazed windows to side and rear elevations, Ariston wall mounted central heating boiler, laminate flooring.

First Floor

Staircase from hall leads to first floor landing with double glazed window to side elevation, loft access.

Bedroom One

11'8" x 11'8"
Full length mirrored wardrobes, central heating radiator, double glazed window to front elevation.

Bedroom Two

10'7" x 9'4"
Full length mirrored wardrobes, central heating radiator, double glazed window to rear elevation.

Bedroom Three

7'9" x 7'6"
Central heating radiator, double glazed window to rear elevation.

Bathroom

7'5" x 5'5"
The vendors have installed a contemporary bathroom suite in white with black fixtures and fittings. 'P' shaped bath with black shower fitments to include both a rainfall head and hand held unit, glass screen, vanity unit with sink and drawers beneath, low level WC, feature Bluetooth mirror, recessed spotlights, tiled walls, ladder towel rail, double glazed window to front elevation.

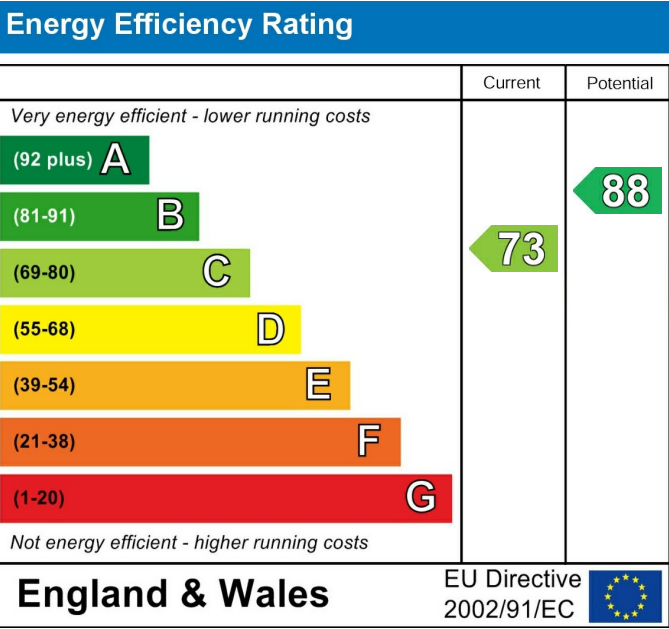
Outside

To the front there is block paved driveway which would house a number of vehicles.

To the rear there is a paved area directly outside the French doors, whilst to the side there is an additional paved area with varied borders. A decked area provides the base for the timber summerhouse (9'6" x 5'6") which has power. There is also an additional garden store.

Agents Note

Would potential purchasers please note that planning permission was granted in September 2023 for the addition of a single storey extension to the side elevation.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





