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17 Castle Drive, Whitby, CH65 6SJ

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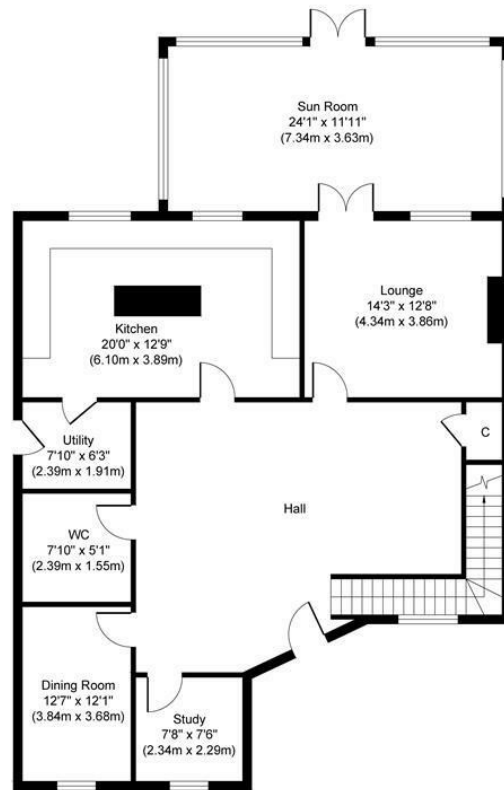
Asking Price £485,000

If you are looking for a large family home where you can move straight in, then look no further.

This property has been exceptionally well maintained by the current owners and you will not be disappointed! Boasting five bedrooms, one with ensuite, a large family bathroom, three reception rooms, a study and an impressive kitchen with central island and separate utility, this property is perfect for the growing family or for those who love to entertain guests.

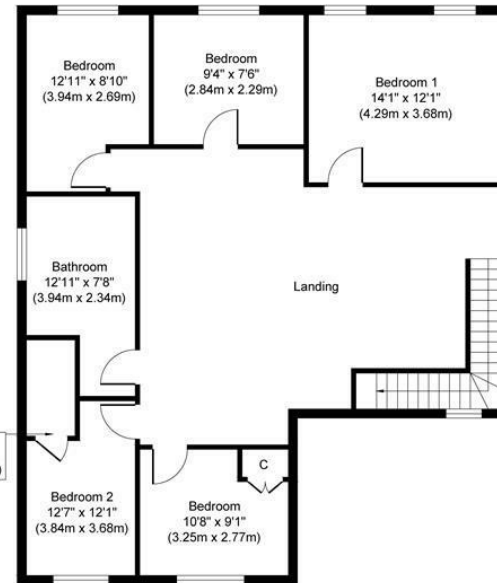
Externally, the property features a large driveway to the front, leading to a garage. The enclosed rear garden has a large patio and lawn.

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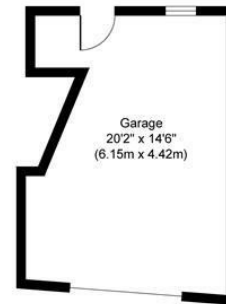


Ground Floor
Approximate Floor Area
1495 sq. ft
(138.86 sq. m)

En-suite
6'8" x 3'6"
(2.03m x 1.07m)



First Floor
Approximate Floor Area
1209 sq. ft
(112.33 sq. m)



Garage
Approximate Floor Area
259 sq. ft
(24.02 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.

Hall

Front door leading to a spacious entrance hall with wood effect flooring, central heating radiator, inserted lights, storage cupboard.

Study

7'6" x 7'8"
Wood effect flooring, double glazed window to front elevation, central heating radiator.

Dining Room

12'7" x 12'1"
Wood effect flooring, central heating radiator, double glazed window to front elevation.

Ground Floor WC

5'1" x 7'10" to widest point
Low level WC, floating vanity sink, ceramic flooring, towel radiator, contrasting part tiled wall.

Kitchen

20'0" x 12'9"
A range of wood wall and base units with chrome handles, contrasting black worktops, matching central island, tiled splashbacks, large Range cooker with extractor hood above, space for large fridge freezer, ceramic tiled floor, inserted light fittings, central heating radiator, two double glazed window to rear elevation, door into:-

Utility Room

7'10" to widest point x 6'3"
Wall units with contrasting worktops, tiled splashback, space for washer and drier, floor standing boiler, ceramic flooring, UPVC half glazed door to outside.

Lounge

12'8" x 14'3"
Feature brick fireplace with log burner, double glazed window to rear elevation, central heating radiator, wood effect flooring, double French doors opening into:-

Sun Room

24'1" x 11'11"
Wood effect flooring, wall lights along with inserted light fittings, double glazed to three sides flooding this room with an air of light and spaciousness, two central heating radiators, double French doors to rear garden.

First Floor

Staircase leads from hall to first floor landing with two double glazed windows to side elevation, spacious landing area, central heating radiator.

Bedroom One

14'6" x 12'1"
Laminate flooring, central heating radiator, inserted light fittings, two double glazed windows to rear elevation.

Bedroom Two

12'1" x 12'7" to widest point
Laminate flooring, central heating radiator, double glazed window to front elevation. Door into:-

Ensuite

3'6" x 6'8"
Fully tiled walls, laminate flooring, chrome towel radiator, inset vanity sink with cupboard below, low level WC, double shower cubicle, inserted light fittings.

Bedroom Three

8'10" x 12'11"
Laminate flooring, double glazed window to rear, central heating radiator.

Bedroom Four

9'4" x 7'6"
Laminate flooring, double glazed window to front elevation, central heating radiator.

Bedroom Five

9'1" x 10'8"
Laminate flooring, inserted light fittings, central heating radiator, double glazed window to rear elevation.

Family Bathroom

12'11" x 7'8" to widest point
Fully tiled walls, corner shower cubicle with rainfall shower head and hand held shower head, white bath with shower head mixer tap, low level WC, floating sink with drawer unit below, chrome towel rail, inserted light fittings,, double glazed window to side elevation.

Outside

Front - Large driveway leading to brick garage (20'2" x 14'6" narrowing to 13'10"

Rear Garden - Large patio area with path to side, lawn.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



