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17 Cherry Grove, Whitby, CH66 2PP

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Asking Price £270,000

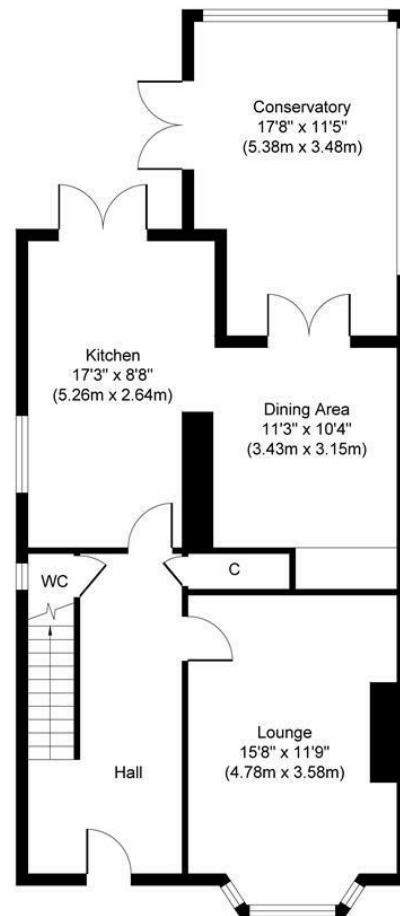
We are pleased to offer to the market this extended and well presented, three bedroom, semi-detached home, situated within the popular Groves area of Whitby.

The property presented to a high standard and with the extension, creates extra space for family living. The extended kitchen offers plenty of cupboards and integrated equipment and links smoothly to the dining area which in turn, leads to the 'L' shaped conservatory.

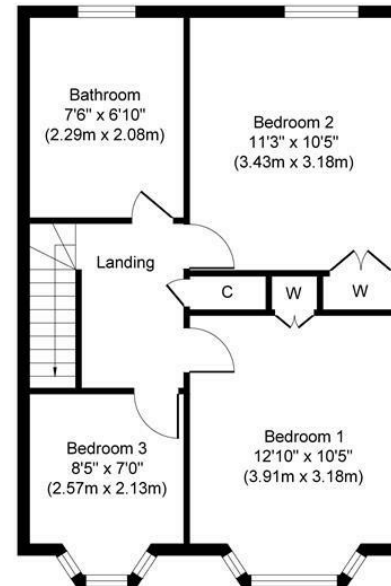
Whitby is a popular area and offers a selection of schools for all age groups, both major and local shops and excellent commuter links to surrounding centres of employment and commerce.

We really believe you will not be disappointed by this family home and would urge you to make an early appointment to view.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com



Ground Floor
Approximate Floor Area
890 sq. ft
(82.70 sq. m)



First Floor
Approximate Floor Area
632 sq. ft
(58.68 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.

Entrance Hall

Limewood effect laminated flooring, central heating radiator, staircase to first floor landing. Understairs cupboard, additional storage cupboard.

Downstairs WC

Fitted with a low level WC, corner wash hand basin, mosaic tiling, double glazed window to side.

Lounge

15'8" x 11'9"

Venetian blinds to the large double glazed window, feature fireplace with log and coal effect provide the focal point of this room. Central heating radiator.

'L' shaped Kitchen/Diner

Kitchen Area

17'3" x 8'8"

Comprehensively fitted with high gloss wall and base units with contrasting worktops and subway style tiling, gas hob, extractor over, oven with microwave above, integrated dishwasher, contemporary stainless steel sink and drainer, breakfast bar creating the flow into the dining area. Plumbing for automatic washing machine laminate floor, double glazed window to side, French doors leading to the rear garden.

Dining Area

11'3" x 10'4" (approx)

Oak style laminate flooring, central heating radiator, French doors lead to:-

'L' shaped Conservatory

17'8" x 11'8" reducing to 6'2"

Central heating radiator, double glazed windows, laminate flooring, double glazed doors provide additional access to the rear garden.

First Floor

Staircase leads from entrance hall to first floor landing with double glazed window to side, store cupboard.

Bedroom One

12'10" x 10'5"

Venetian blinds to large double glazed window to front elevation, built in wardrobe, central heating radiator.

Bedroom Two

11'3" x 10'5"

Built in wardrobe, double glazed window to rear, central heating radiator.

Bedroom Three

8'5" x 7'0"

Venetian blinds to the double glazed window to front, central heating radiator.

Bathroom

7'6" x 6'10"

A bright and fully fitted suite with 'P' shaped bath, mixer taps, soaker tap, overhead rainfall shower head, shaped shower door, wash hand basin with mixer taps. Tiled walls and floor, heated towel rail, extractor fan, large fitted mirror, double glazed window to rear.

Outside

What a great outdoor space. To the front the property has a brick boundary wall with a pressed concrete driveway which can accommodate a number of cars. Shaped slate area. Whilst to the rear, the pressed concrete theme continues to form an initial small patio, pathway that leads to a large patio area. The rear of the property does enjoy most of the sunshine.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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.





