



Laburnum Grove, Whitby

, CH66 2PD

£995 Per Month



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HUNTERS[®]

HERE TO GET *you* THERE

Laburnum Grove, Whitby

DESCRIPTION

New to our rental portfolio is this desirable three bedroom semi detached property which is located in the popular residential area known as "The Groves". This traditional semi detached home boasts two reception rooms, modern fitted kitchen, downstairs WC, three bedrooms, family bathroom, driveway to front, side & enclosed rear garden with a garden shed.

Not only is this a lovely home in a respected area it is also ideally located to take advantage of the amenities and facilities offered by the general area. You will be spoilt for Supermarkets, local day to day shops and schools. All of this is further enhanced by the extensive communication links including road, rail and public transport that serve the area and provides access to surrounding centres of commerce.

We would suggest an early viewing to avoid disappointment.



ROOMS

Hall

Upvc front door with leaded glass insert, oak effect flooring, chrome light fitting, fitted cupboard housing fuse board, double glazed window to side, small understairs storage cupboard, larger fitted cupboard housing WC & small vanity sink.

Lounge

11'2" to widest point x 13'2" into bay
Oak effect flooring, chrome light fitting, central heating radiator, living flame gas fire, double glazed bay window, vertical blind.

Dining Room

10'4" to widest point x 14'11"
Oak effect flooring, chrome light fitting, central heating radiator, electric feature fire, double glazed French doors to rear, vertical blinds.

Kitchen

16'5" x 6'4"
Range of black high gloss units with chrome handles, white marble effect worktops, white tiled splashbacks, free standing electric cooker, central heating radiator, double glazed window to side, vertical blind, half glazed rear door.

Stairs / Landing

Stairs to first floor, double glazed window to side, vertical blind, loft access.

Bedroom One (Front)

12'4" into bay x 9'10" to widest point
Fitted carpet, central heating radiator, painted walls, spotlight fitting, double glazed window to front, vertical blind.

Bedroom Two (Rear)

10'8" x to widest point x 12'3"
Fitted carpet, painted walls, central heating radiator, light fitting, double glazed window to rear, vertical blind.

Bedroom 3

7'2" x 8'4"
Fitted carpet, painted walls, central heating radiator, spotlight fitting, double glazed window to front, vertical blind.

Bathroom

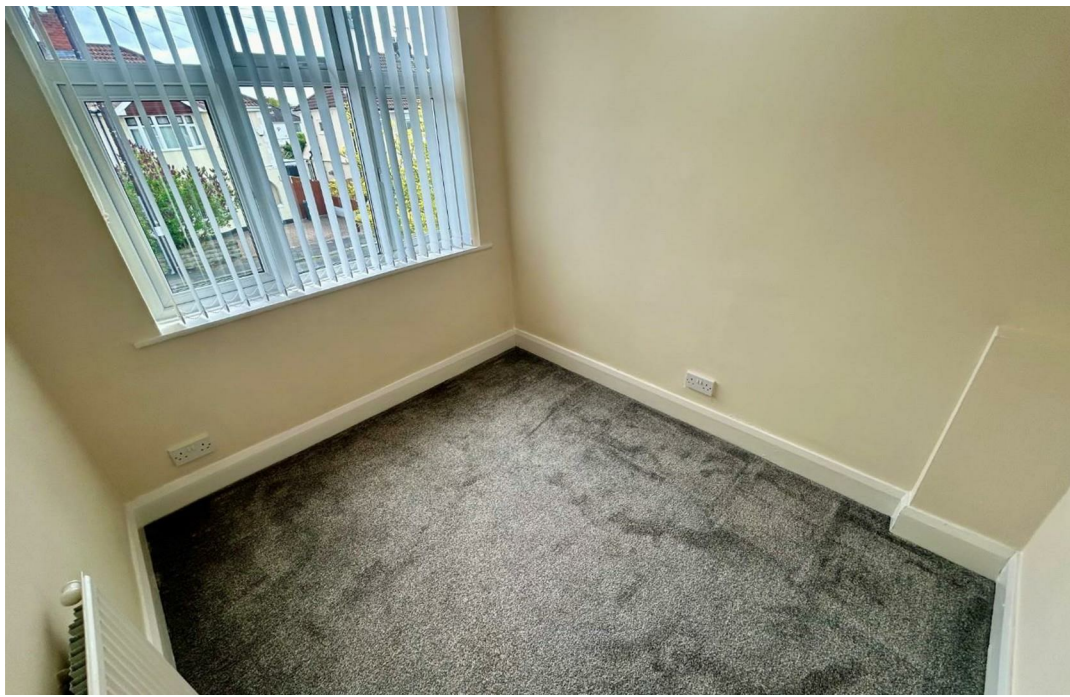
6'2" x 6'9"
White bathroom suite comprising of: white panelled bath with shower mixer over, folding shower screen, pedestal wash basin, low level WC, part beige tiled walls, part painted walls, grey vinyl flooring, double glazed frosted window to side, vertical blind, central heating radiator.

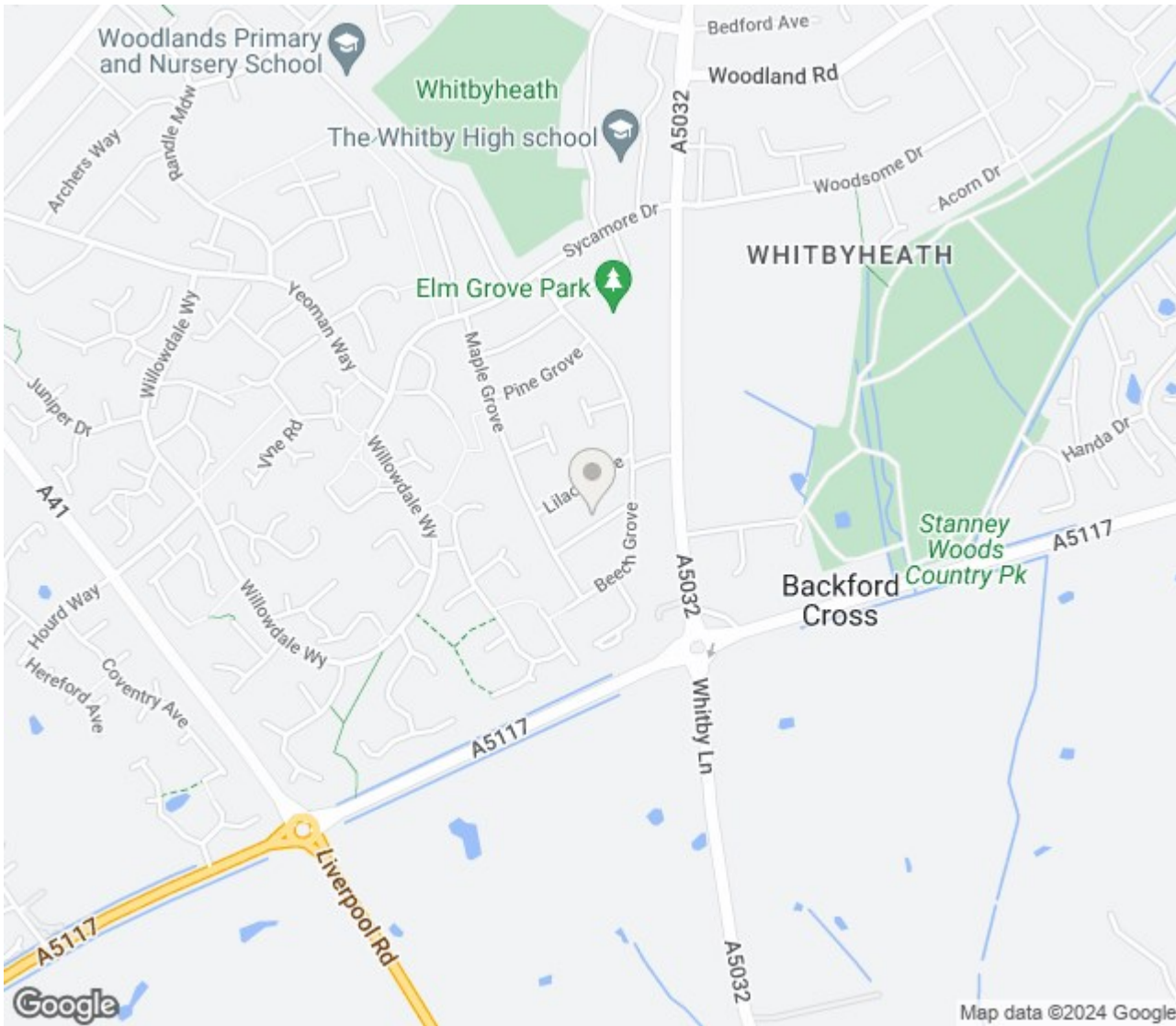
Outside

Front - Patterned block paved driveway to front leading to double wooden gates with ample parking.

Rear - Patterned block paving to garden shed, matching path & patio area to rear, small lawned area, wooden shed.







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Thinking of Selling?

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.

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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.