



01947 601301



SHELL HOUSE, 5 SPA
WELL COURT,
WHITBY

4 BED TOWN HOUSE



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PROPERTY FEATURES

- Modern Townhouse with Parking & Patio
- Open Plan Living Room/Kitchen with Views
- 4 Bedrooms & 2 Bathrooms, including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Previously a Holiday Let & is Fully Furnished
- Town Centre Location close to Cafes, Pubs & Shops

Type: **TOWN HOUSE**
Availability: **FOR SALE**
Bedrooms: **4**
Bathrooms: **2**
Reception Rooms: **1**
Parking: **ALLOCATED PARKING**
Outside Space: **PATIO**
Tenure: **LEASEHOLD**

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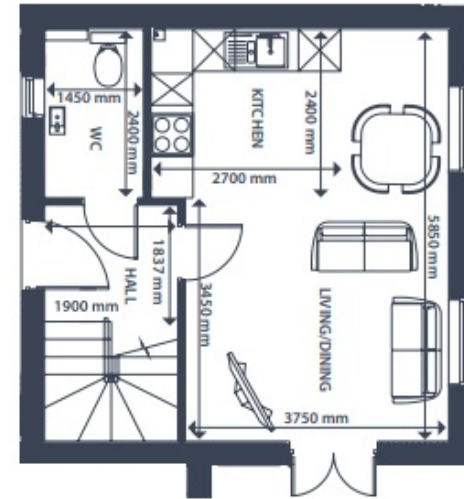
SHELL HOUSE, 5 SPA WELL COURT, WHITBY- 4 bed Town House -£300,000



Hope & Braim are delighted to present 5 Spa Well Court in Whitby to the market. This modern townhouse is the perfect coastal retreat and combines luxury accommodation with the convenience of being just a short stroll for the towns many attractions. Built in 2019 as part of this development of luxury townhouses and apartments on former allotment land tucked behind Broomfield Terrace. The property has three floors with an open plan layout downstairs and four bedrooms and two bathrooms upstairs, all benefiting from having quality fixtures, gas central heating and double-glazing throughout. The ground floor has an open plan living room/kitchen/diner with a lounge area having a corner sofa and glazed doors to one end of the room and a high-gloss kitchen with integrated appliances at the other end. Upstairs there are four bedrooms comprising three doubles and a twin bedroom with the principal bedroom having its own en-suite shower room, plus there is a second bathroom suite. Outside there is a small garden to the rear of the property and allocated parking for one car at the entrance of this development. The property has previously been a holiday let and is currently serviced accommodation on a short-term let basis, but could equally be a permanent residence in this popular coastal town.

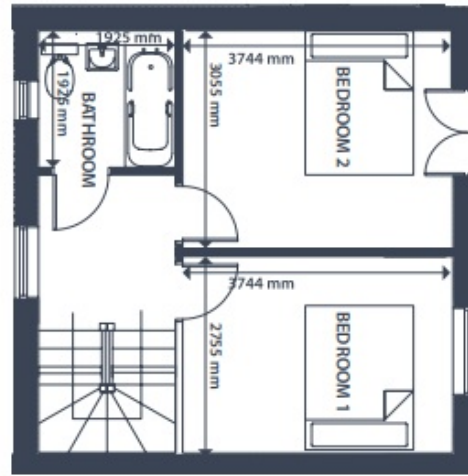


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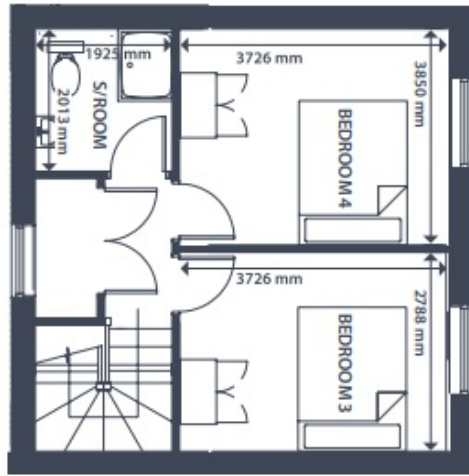
GROUND FLOOR

LIVING/DINING	5250 x 3750
KITCHEN	2400 x 2700
W/C	2400 x 1450



FIRST FLOOR

BEDROOM 1	2755 x 3744
BEDROOM 2	3055 x 3744
BATHROOM	1925 x 1925



SECOND FLOOR

BEDROOM 3	2788 x 3726
BEDROOM 4	3850 x 3726
SHOWER ROOM	2013 x 1925

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	92-100		86
B	82-91		84
C	69-81		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

