



## 22 HEWORTH DRIVE, WHITBY

*Whitby Town Centre approx. 1 mile*



**A 2 BEDROOM SEMI-DETACHED BUNGALOW SET ON A QUIET CUL-DE-SAC, CLOSE TO THE WESTERN OUTSKIRTS OF THE TOWN, CONVENIENT FOR LOCAL BUSES. RIPE FOR SOME UPDATING, THERE IS A LOFT ROOM AND POTENTIAL FOR A FORMAL LOFT CONVERSION, IF DESIRED. WITH A GARAGE AND PLENTY OF DRIVEWAY PARKING THIS IS ONE TO VIEW.**

Accommodation:

Front and Side Porches, Hallway, Kitchen, Living Room, Inner Hall, 2 Bedrooms, Shower Room. Loft Room.  
Outside: Gardens to front and rear. Driveways to front and rear. Garage, Shed.

**Guide Price: £235,000**

## **PARTICULARS OF SALE**

Built in the early 1970's, 22 Heworth Drive is a 2 bedroom, semi-detached bungalow on a quiet residential cul-de-sac close to the edge of town and is handily positioned for local amenities, shops and bus routes whilst being a short distance from the town centre, beach and a gateway to the surrounding countryside. The property is fully double glazed and has gas central heating throughout and is offered 'chain free' so is ready for immediate occupation.

From the front, the main entrance door opens into a double-glazed porch with an inner glazed door with flanking window opening into the hallway. From here doors open to the kitchen and living room.



Kitchen – with a modern suite of cabinets with laminate worktops and a stainless steel sink. There are spaces for appliances and the combi style gas central heating boiler is concealed amongst the units. A window and part glazed door opens into a south facing side porch with door opening out to the yard area at the side.



Living Room - a large reception room with plenty of space for a table and chairs, as well as for seating. A broad window with plantation shutters blinds faces west onto the front garden and a simple fireplace houses a remote control electric fire. A connecting door leads through to ...

Inner Hallway with doors opening to ...

Bedroom 1 – a good double bedroom with an east facing window looking into the rear garden and a built-in shelved cupboard plus fitted wardrobe with sliding doors.



Bedroom 2 – a smaller version of the main bedroom with built in wardrobes and window to the rear.



Shower Room – with a window to the side, the fully tiled shower room has a modern shower cubicle, pedestal wash basin and low flush WC.



### **The Loft:**

In the inner hallway there is a trapdoor with a drop-down aluminium ladder giving access directly up into ...



Loft Room – with plastered walls, a double-glazed window to the side and fitted carpet, the owners have used this area as an occasional extra room. There is a low door giving access to the remainder of the loft for storage and maintenance.

Some of the neighbouring properties have converted their lofts formally, with dormer windows giving views back over the town towards the abbey should a new owner wish to create more space.

**Outside**

The property enjoys a level plot with gardens to the front and rear. The front garden includes a lawn with flower border and a concrete driveway provides parking and runs down the side of the property as a yard with a timber garden shed.

The rear garden is more private, enclosed with a strong hedge and has a smaller lawn and borders plus a paved area.



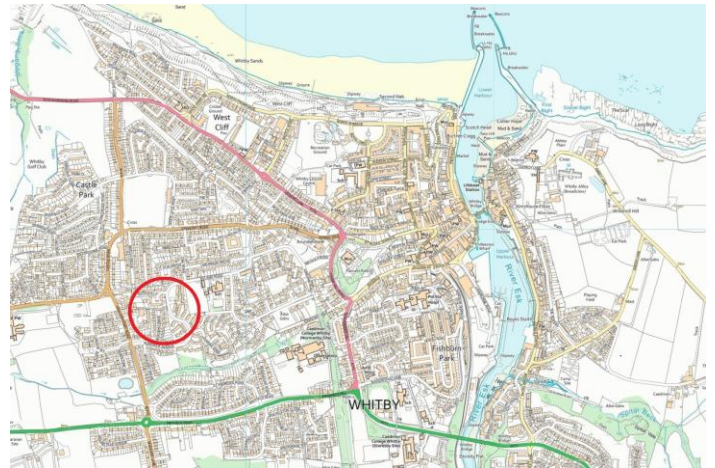
At the rear the property has a second driveway onto Byland Road which leads up to a **detached single garage (16'8 X 9'1 internal)** built of brick with a door to the yard, a window to the side and an up and over garage door. Light and power connected.

**IMPORTANT NOTICE**

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*

**GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



**Directions:** The property lies on a cul-de-sac at the western edge of the town. From the A171 road at Four Lane Ends turn north onto Stakesby Road. Take the first right turn onto Runswick Avenue, then immediately left onto Heworth Drive. The property lies on the right hand side of the cul-de-sac towards the hammerhead at the end. See also location & boundary plans.



**Services:** The house is connected to mains water, electricity, gas and drainage. The central heating is via an Ideal gas boiler located in the kitchen

**Local Taxation:** Council Tax band C, approx. £2,2150 for 2026/7. North Yorkshire Council. Tel 01723 232323.

**Planning:** North Yorkshire Council. Tel: 01723 232323.

**Post Code:** YO21 3UA

**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28   F	
1-20	G		



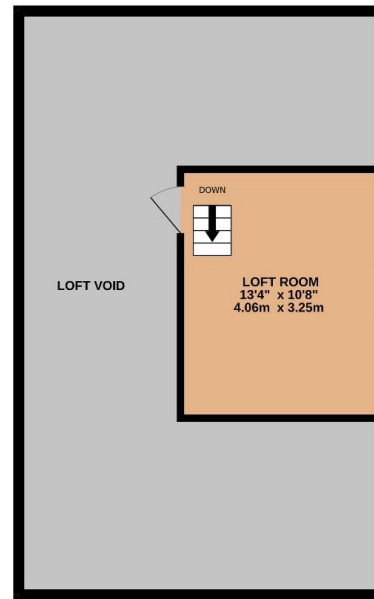
# RICHARDSON & SMITH

Chartered Surveyors • Auctioneers • Valuers • Estate Agents

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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