



Anchorage Way, YO21 1NU

Guide Price **£302,500**

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Estate & Letting Agents

Set over two floors, this attractive detached home offers versatile accommodation and a layout ideally suited to modern family life. Situated in a popular area of Whitby, the property is conveniently positioned for access to local schools, amenities and everyday essentials.

Upon entering, you are welcomed into a bright and inviting lounge, providing a comfortable space to unwind. To the rear of the property is the impressive kitchen/diner, featuring sleek high-gloss units, integrated appliances and plenty of room for both cooking and dining. French doors open directly onto the south-facing patio, flooding the room with light, providing an easy flow to the garden.

The first floor is home to four spacious bedrooms, offering plenty of options for family members, guests or those requiring a dedicated study or home-working space. Two bathrooms serve the bedrooms, helping to make the property well equipped for busy family living.

Externally, the rear garden provides an enjoyable private space with a combination of lawn and patio areas. The sun terrace is ideally positioned for outdoor seating, entertaining and dining, while the lawn offers useful space for children and family activities. At the front of the property, a garage, garden and driveway provide valuable storage and off-road parking.

With its detached layout, four bedrooms, useful additional living spaces and appealing south-facing garden, this home offers a well-balanced combination of comfort and practicality, making Anchorage Way an excellent choice for those looking to settle into a family friendly area.

Council Tax Band: D

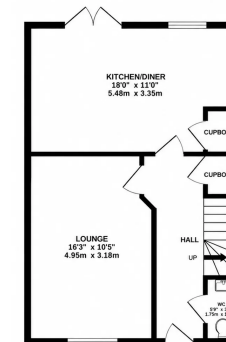
Tenure: Freehold



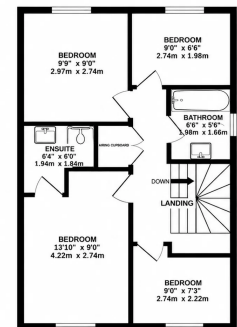




GROUND FLOOR
490 sq ft. (45.6 sq m.) approx.



1ST FLOOR
490 sq ft. (45.6 sq m.) approx.



Energy performance certificate (EPC)		
DA Mortgage May 2018/19 F001: H02	Energy rating B	Valid until: 18 July 2028
Certificate number: 0877-9816-7031-0980-7111		
Property type	Detached house	
Total floor area	95 square metres	

Rules on letting this property

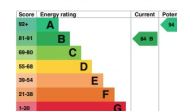
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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