

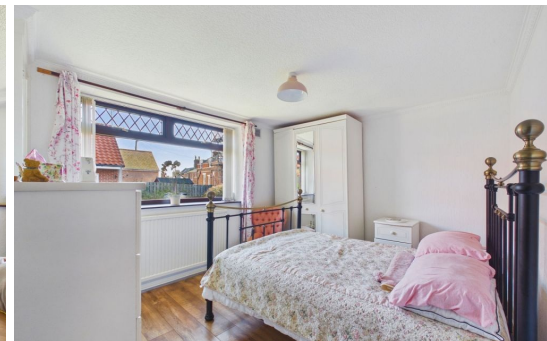


01947 601301



4 STONEHOUSE GARDENS, WHITBY

2 BED DETACHED BUNGALOW



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PROPERTY FEATURES

- Detached Bungalow with Walled Gardens
- Generous Plot close to the Town Centre
- Lounge, Dining Room & Conservatory
- Modern Kitchen with High Gloss Cabinets & Integrated Appliances
- 2 Double Bedrooms & 1 Bathroom Suite
- Gas Central Heating & Double-Glazing Throughout
- West-Facing Patio & Mature Gardens
- Short Walk to the Town Centre & Amenities

Type: **DETACHED BUNGALOW**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **2**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

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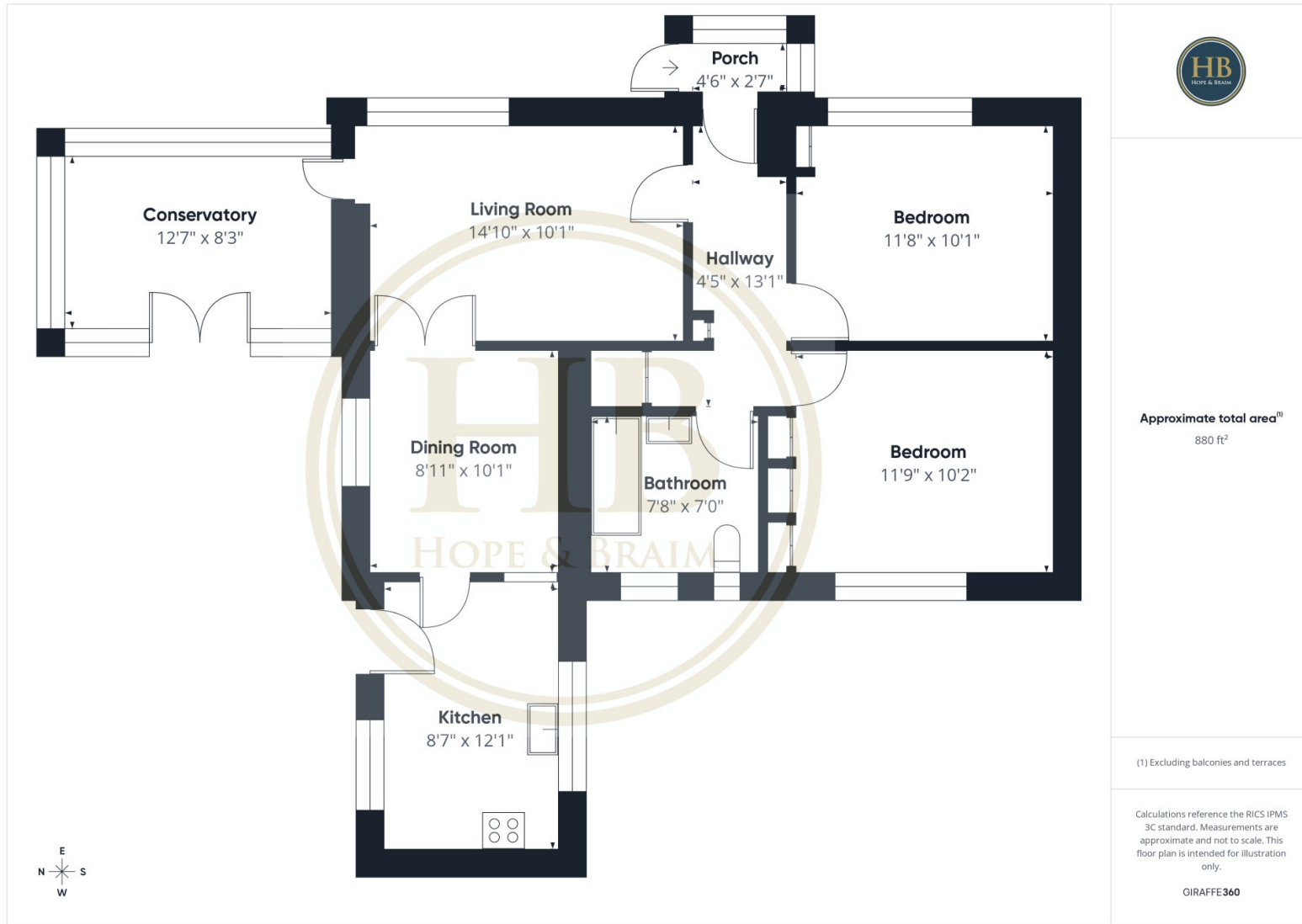
4 STONEHOUSE GARDENS, WHITBY- 2 bed Detached Bungalow -£250,000



Hope & Braim are delighted to present this attractive detached bungalow occupying a generous plot with walled gardens, situated within a short walk of Whitby town centre and its wealth of amenities. The property is accessed via an entrance porch, leading through to a comfortable lounge which provides a pleasant everyday living space. Adjacent to this is a separate dining room, well-proportioned for family meals and entertaining, which in turn connects to a modern kitchen is fitted with high gloss cabinetry and a comprehensive range of integrated appliances, offering a clean and practical workspace. The conservatory is a bright and versatile addition offering access to the west-facing patio and mature garden beyond. The accommodation comprises two well-sized double bedrooms, both offering comfortable proportions. These are served by a family bathroom suite, appointed to a good standard. Throughout the property, gas central heating and double-glazed windows ensure warmth and energy efficiency year-round. Externally, the property truly comes into its own. The west-facing patio provides an ideal spot for afternoon and evening sun, whilst the surrounding mature gardens offer privacy and a well-established setting rarely found so close to the town. The walled boundaries provide both seclusion and a degree of shelter, lending the outdoor space a particularly agreeable character. The location is a notable asset. Stonehouse Gardens lies within comfortable walking distance of Whitby's town centre, harbour, independent shops, restaurants, and a full range of day-to-day amenities.



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Approximate total area⁽¹⁾
880 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
101-151	B		
82-100	C		
63-81	D		
43-62	E		
23-42	F		
1-22	G		
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.

