



01947 601301



39 ANCHORAGE  
WAY, WHITBY

4 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached House with Integral Garage & Gardens
- Built in 2020 by David Wilson Homes and covered by a 10-Year NHBC Warranty
- Nearly 1,500 sq ft of Accommodation over 2 Floors
- Lounge & Kitchen/Diner with French Doors onto the Garden
- Separate Utility Room & Downstairs WC
- 4 Bedrooms & 2 Bathrooms including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Generous Rear Garden with Patio & Garden Shed
- Ideal Family Home close to Local Amenities & Schools

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **1**

Parking: **GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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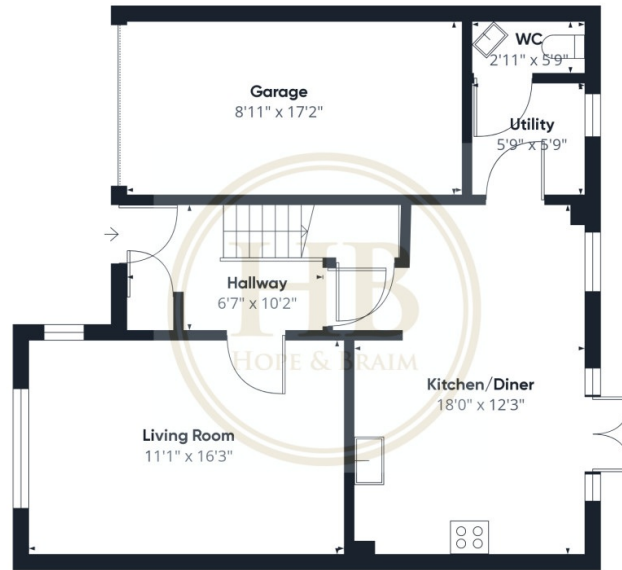
39 ANCHORAGE WAY, WHITBY- 4 bed Detached House -£365,000



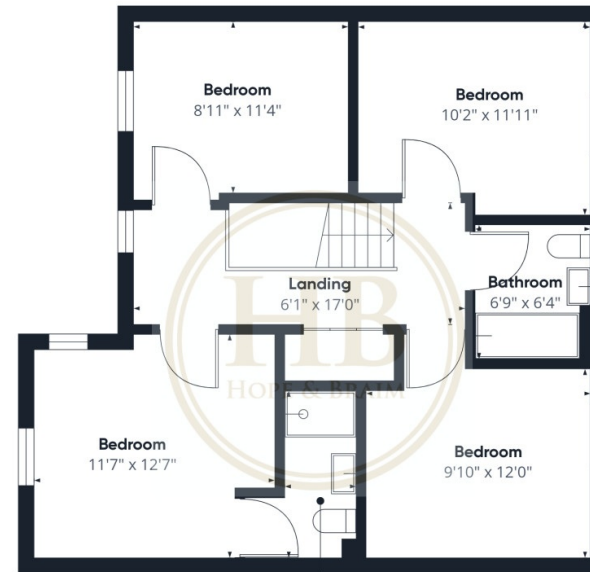
Hope & Braim are delighted to present 39 Anchorage Way, a well-appointed detached family home situated on the west side of Whitby, within convenient reach of the town centre for work and Whitby School. Built in 2020 by David Wilson Homes, the property benefits from the remaining balance of a ten-year NHBC warranty, offering a buyer peace of mind. Arranged over two floors and extending to nearly 1,500 square feet, the accommodation is thoughtfully laid out to meet the demands of modern family life. On the ground floor, a comfortable lounge provides a dedicated sitting room, whilst the kitchen and dining room forms the sociable heart of the home, with French doors opening directly onto the rear garden, ideal for the warmer months. A separate utility room and a downstairs WC complete the practical ground floor arrangement. Upstairs, four bedrooms offer flexible accommodation to suit a range of household needs. The principal bedroom benefits from an en-suite shower room, and a further family bathroom serves the remaining rooms. The fourth bedroom lends itself equally well as a children's room or a dedicated home office for those requiring a quiet workspace. Gas central heating and double-glazing throughout ensure the property is efficient and comfortable year-round. To the front, an integral garage provides secure parking and additional storage. The generous rear garden is a particular asset, incorporating a patio area directly accessible from the kitchen and dining room, along with a garden shed, a well-proportioned outdoor space well suited to families.



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1341.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		93
Energy efficient - lower running costs	B	64	
Decent energy efficiency - lower running costs	C		
Some energy efficiency - higher running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - highest running costs	F		
Extremely poorly energy efficient - highest running costs	G		

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.

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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.

