



01947 601301



31 DERWENT ROAD,
WHITBY

3 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached House with Parking & Garden
- Spacious Living/Dining Room with Inset Fireplace
- Modern Kitchen with High Gloss Cabinets & Cooker Range
- 3 Bedrooms & 1 Bathroom with a 4-Piece Suite
- Gas Central Heating & Double-Glazing Throughout
- Driveway with Parking for 3 Vehicles
- Conservatory & Generous Garden with Sun Deck
- Popular Residential Estate on the Western Edge of Town

Type: **SEMI-DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **1**

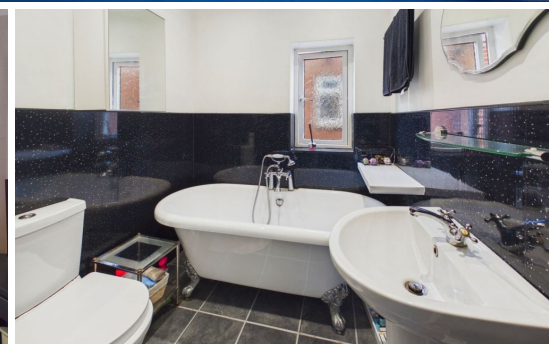
Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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31 DERWENT ROAD, WHITBY- 3 bed Semi-Detached House -£239,950



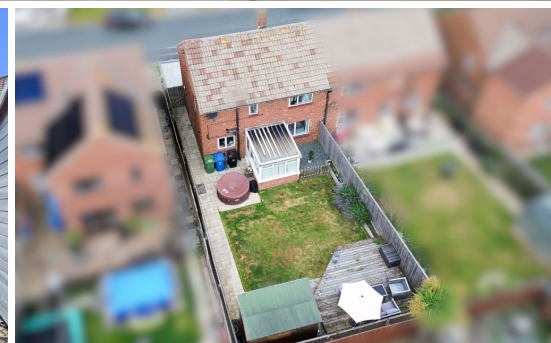
Hope & Braim are delighted to present this semi-detached house, situated within a popular residential estate on the western edge of Whitby. Originally built as part of a former MOD estate in the late 1960s, the property is within easy reach of local amenities and Whitby's Westcliff, making it a convenient location for a range of buyers.

Internally, the spacious living/dining room is a real feature of the home, benefiting from an inset fireplace and offering excellent proportions for both relaxing and entertaining. The modern kitchen is fitted with high gloss cabinets and a cooker range, providing a stylish and practical space for everyday use. A conservatory adds further versatile living space, opening out to the rear garden.

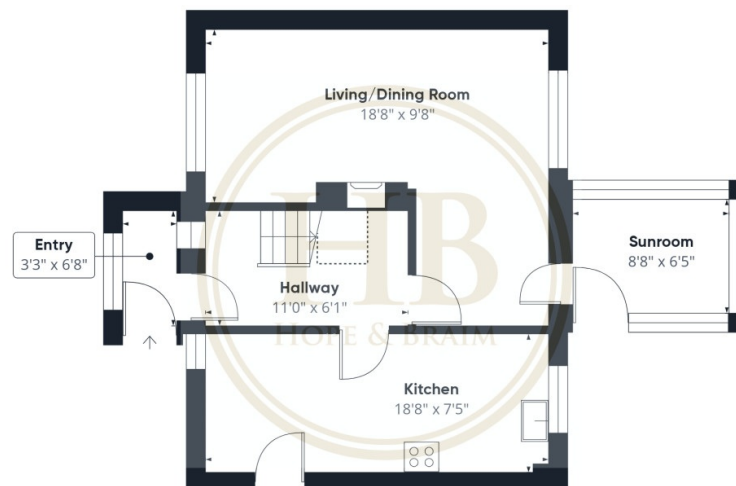
Upstairs, the property offers three bedrooms served by a bathroom fitted with a four-piece suite. The specification throughout includes gas central heating and double-glazing.

Outside, the property benefits from off-street parking for up to three vehicles, a valuable asset in this location. The generous south-facing rear garden includes a sun deck, ideal for making the most of the sunshine throughout the day, alongside further garden space for those who enjoy the outdoors.

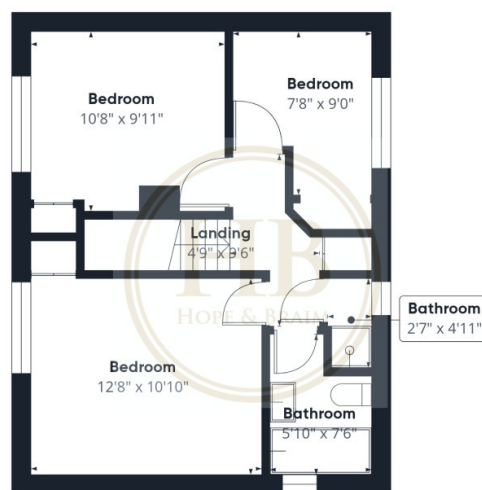
This is a well-presented family home in a sought-after and established location, offering comfortable accommodation, useful parking and a garden that will appeal to those looking to enjoy outdoor space close to town.



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Floor 0



Floor 1



Approximate total area⁽¹⁾

937 ft²

Reduced headroom

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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