



01947 601301

25 SUTCLIFFE COURT, WHITBY

2 BED TERRACED BUNGALOW



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Terraced Bungalow with a Garden and Residents Parking
- Living Room with Patio Doors onto a Private Garden
- Fitted Pine Kitchen with Integrated Appliances
- 2 Bedrooms & a Modern Bathroom with Shower Enclosure
- Electric Heating & Upvc Double-Glazing
- 99 Year Lease from 1989 with Applicants Requiring Approval from Accent Homes and be aged 55 or over
- Yearly Service Charge of £856.72 (as of April 2022)

Type: **TERRACED BUNGALOW**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **RESIDENTS PARKING**

Outside Space: **GARDEN**

Tenure: **LEASEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



25 SUTCLIFFE COURT, WHITBY- 2 bed Terraced Bungalow -£150,000



These terraced bungalows with their gardens and parking located on a quiet cul-de-sac on the Western edge of Whitby were built by Accent Homes specifically for the over 55's and provide independent living with a sense of community. The accommodation is all on one-level and comprises a lounge/diner with patio doors opening onto the garden, a separate kitchen, two bedrooms and a shower room. The property benefits from having electric heaters with an immersion heater for the hot water and Upvc double-glazed windows, making them economical to heat during the colder months. The original bathroom suite has been removed and a modern shower enclosure has been installed to aid those with mobility difficulties, but this can be changed if required. Outside there is South-facing covered terrace to the front which is popular with residents for sitting out in the sunshine and being social whilst people watching and to the rear is a more private garden with a patio off the lounge/diner. These bungalows are Leasehold with a 125-year Lease from 1989 and a quarterly charge of £TBC to cover building maintenance & insurance. Applicants will need to be over 55 and be approved by Accent Homes.



25 SUTCLIFFE COURT, WHITBY- 2 bed Terraced Bungalow -£150,000



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.

