



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## 48 St ANDREWS ROAD, WHITBY

*Whitby Town Centre approx. 3/4 mile*



**A WELL-PROPORTIONED 3 BEDROOM SEMI-DETACHED HOUSE ON A POPULAR RESIDENTIAL ESTATE, WITH GARAGE AND GARDENS TO FRONT AND REAR. ON A QUIET ROAD, WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND AMENITIES BUT WITH EXCELLENT ACCESS TO THE SURROUNDING AREA**

Accommodation:

Ground Floor: Entrance Hallway, Lounge with Dining Area, Kitchen.

1<sup>st</sup> Floor: Landing, 2 Double Bedrooms, Single Bedroom, House Bathroom.

Outside: Gardens to front and rear. Driveway.

**Guide Price: £250,000**

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## **PARTICULARS OF SALE**

A modern semi-detached house offering light and airy accommodation in an elevated position overlooking Bagdale beck. Situated in a highly popular residential area on the west side of the town, the 3 bedroom accommodation overlooks gardens both to front and rear. Although well maintained the house could benefit from modern fixtures and fittings, however all rooms benefit of gas central heating and uPVC double glazing throughout. Outside there is an attached single garage with drive providing ample parking. Close to bus routes and within easy access of the town centre and to the surrounding area, this is a property worthy of consideration.

From the front, a glazed entrance door with flanking window opens into the hallway, with door to the lounge and a stairs to the first floor.



The lounge has a broad window to the front and an electric fire with a wood surround with composite inlay.



The lounge opens into the dining area with a door connecting to the kitchen and window overlooking the rear garden.

The kitchen is fitted with a range of base units with wall cupboards over, laminated working surfaces, tiled splashbacks, inset stainless steel sink unit, with spaces for appliances including plumbing for an automatic washing machine and dishwasher and electric cooker. There is a window overlooking the rear garden. The gas central heating boiler is situated in this room.



### **1st Floor:**

The staircase rises to an L shaped landing with a recessed airing cupboard and a hatch to the loft void. Doors open from here to the bedrooms and bathroom.



There are double bedrooms facing to both the front and rear, with a further single bedroom the front.



The shower room lies on the side of the house and is fitted with a modern white coloured suite comprising a walk-in wet room style shower cubicle, a washbasin and WC with full tiling to the walls and a heated towel rail.





### Outside

To the front of the property is a garden with mature shrubs, ornamental lawn and flower beds. A driveway provides off street parking and leads up to an attached **single garage (16'8 X 8'10 internal)** built of brick with a flat roof and an up and over garage door.



The rear garden is largely set to lawn with mature fruit trees, beech hedges and some flower borders, There is a small decked patio area at the bottom of the garden.

### GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Directions:** The property lies on a quiet estate on the western side of the town. From R & S offices head westward up Bagdale and Prospect Hill, turning right onto Mayfield Road before taking the second right turn onto St Andrews Road (after the school). The property is situated ¾'s of the way along the road on the right. (See location plan)

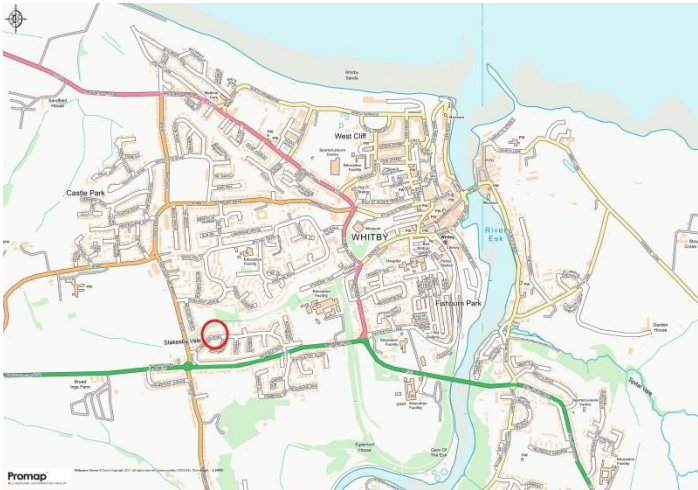
**What3words:** quantity.treetop.buying



**Services:** The house is connected to mains water, electricity, gas and drainage. The central heating is via a gas boiler located in the kitchen.

**Local Taxation:** The property is band C for council tax approx. North Yorkshire Council. Tel 0300 1312131.

**Post Code:** YO21 1LH



**Tenure:** Freehold

### IMPORTANT NOTICE

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*

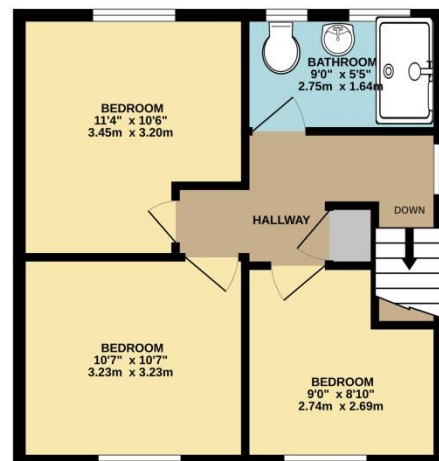
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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