

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

21 ST. PETER'S ROAD, WHITBY

Whitby Town Centre approx. ¼ mile



A MODERN-BUILT 2 BEDROOM SEMI-DETACHED HOME WITH PARKING, A GARDEN AND FABULOUS VIEWS OVER A PLAY AREA DOWN TOWARDS THE ABBEY RUINS. BEAUTIFULLY PRESENTED AND READY TO WALK INTO, THIS IS THE IDEAL FIRST STEP ON THE HOUSING LADDER.

Accommodation:

Ground Floor: Entrance Hall, Lounge, Inner Hallway, WC Cloakroom, Kitchen Diner.

First Floor: 2 Double Bedrooms, Bathroom

Outside: Parking to the Front, Rear Terrace and Garden

OFFERS IN THE REGION OF: £189,950

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

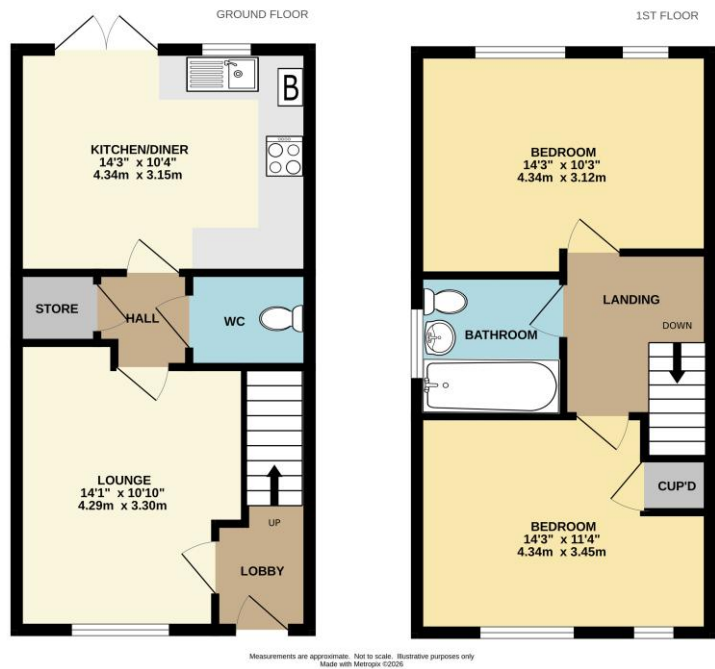
Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

Sitting in a quiet cul-de-sac location on the eastern side of the town, 21 St Peter's is a modern-built, well-presented, 2 bedroom semi-detached house which is ready to move straight into. The house offers spacious well-proportioned accommodation throughout and represents the perfect opportunity to make this your home, particularly for the first time.

The house has gas central heating with double-glazing throughout, with a garden to the rear and parking to the front meaning every box is ticked whilst it is close to local shops, primary school and bus routes, and provides easy access to the town and surrounding countryside.



Approached from the street, a tarmac driveway leads to the front, a part glazed composite door gives access to the...

Hallway: With staircase to first floor and inner door opening into....

Lounge: With wall mounted electric fire and 2 radiators. There is a uPVC window to the front aspect and a door opens through to the inner hallway.

Inner Hallway: With inner store and doors opening to ...

Cloakroom: With WC and hand basin

Kitchen Diner: Having modern base units with laminated roll top working surfaces, tiled splash-backs and matching wall cupboards over. There is an inset stainless steel sink unit, plumbing for an automatic washing machine, space for oven and space for a fridge. There is a uPVC double glazed window to the rear and French doors which lead to the rear garden. The gas central heating boiler is situated within a unit in the kitchen.



First Floor

Landing with loft access hatch and doors opening to

Bedroom 1: A generous double room to the rear with uPVC double glazed window overlooking the garden and giving views to the Abbey. Fitted wardrobe and chest of drawers.



Bedroom 2: A double bedroom with fitted wardrobe and chest of drawers. UPVC glazed window to the front, and built-in cupboard.

Bathroom: A part tiled room having a modern white suite, comprising bath with shower over and glazed shower screen, low level WC and pedestal wash hand basin. Window to the side.



Outside

To the front of the property there is a brick paved patio area and a tarmac parking place for one car.

The rear garden is set to largely set to lawn with boarded fencing, block paved patio and access gate to the side.



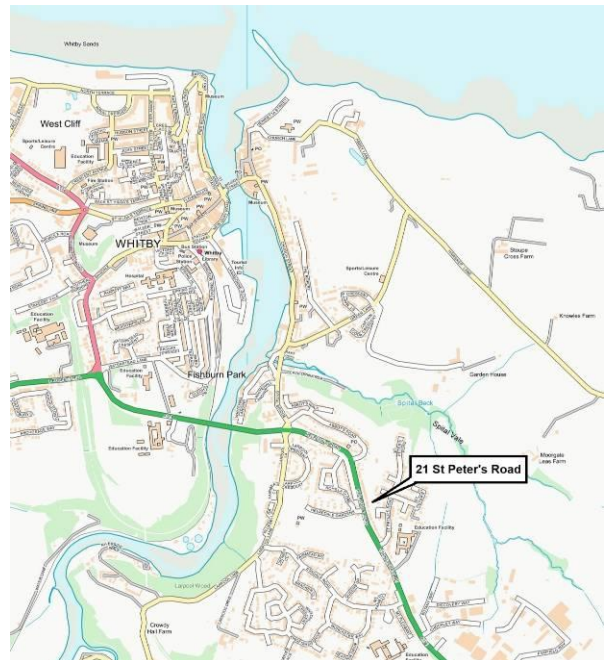


GENERAL REMARKS AND STIPULATIONS

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: From Richardson & Smith's office go up Bagdale to the mini roundabout taking the first exit on to Prospect Hill. Continue straight through the traffic lights at the top of the hill, over the high-level bridge, continuing up Helredale Road, taking the left hand turn onto to St Peter's Road, opposite the cemetery. The property lies in a cul de sac to the left, marked by a Richardson and Smith For Sale board.

Services: The property is connected to all mains services and has gas central heating.



Council Tax Banding: 'A' Approx £1,612 payable for 2026/7. North Yorkshire Council Tel: 01723 232323

Post Code: YO22 4HY

Tenure: Freehold.

PLEASE NOTE THAT THE PROPERTY CANNOT BE USED AS A HOLIDAY LET AS A CONDITION OF THE FREEHOLD.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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Call us for a free appraisal of your property if you are considering selling



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