



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

3 SANDMOOR CLOSE, WHITBY

Whitby Town Centre approx. 3/4 mile



A BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOUSE ON A POPULAR RESIDENTIAL ESTATE, WITH GARAGE AND DELIGHTFUL GARDENS TO FRONT AND REAR. ON A QUIET CUL-DE-SAC, WITHIN WALKING DISTANCE OF THE TOWN CENTRE BUT WITH EXCELLENT ACCESS TO THE SURROUNDING AREA

Accommodation:

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

1st Floor: Landing, 2 Double Bedrooms, Single Bedrooms, House Bathroom.

Outside: Gardens to front and rear. Driveway, Garage, Shed.

Guide Price: £295,000

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PARTICULARS OF SALE

A particularly fine modern detached house offering light and airy accommodation in an elevated position at the end of cul-de-sac. Situated in a highly popular residential area on the west side of the town, the spacious 3 bedroom accommodation overlooks delightful gardens both to front and rear. It has been well maintained by the Vendor over their period of ownership, all rooms benefit of gas central heating and uPVC double glazing throughout. Outside there is an attached single garage with drive providing ample parking and well maintained low maintenance gardens to the front and well stocked attractive gardens to the rear.



From the front, a glazed entrance door with flanking window opens into the hallway, from where doors open to a small cloak cupboard and lounge and a stair rises to the first floor.



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



The lounge opens into the dining area with a double doors opening to the rear garden rear and a door connecting to the kitchen.



The kitchen is fitted with a light Oak range of base units with matching wall cupboards over, laminated working surfaces, inset composite sink unit, with spaces for appliances and breakfast bar. Window overlooking and door to rear garden.

1st Floor:

The staircase rises to an L shaped landing with a recessed airing cupboard and a hatch to the loft void (with ladder, fully boarded and electricity supplied). 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 bathroom lies on the side of the house and is fitted with a white coloured suite comprising a panel bath, separate shower cubicle, a washbasin and WC.



Outside

To the front of the property is a garden with mature shrubs, trees, ornamental lawn and flower beds. A driveway provides off street parking for 2 cars and leads up to a detached **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 planted with a wide range of flowering plants and shrubs, and attractive lawn which face in a south easterly direction catching the morning sun. There are paved patio areas, summer house, green house and shed which are included in the sale.

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.

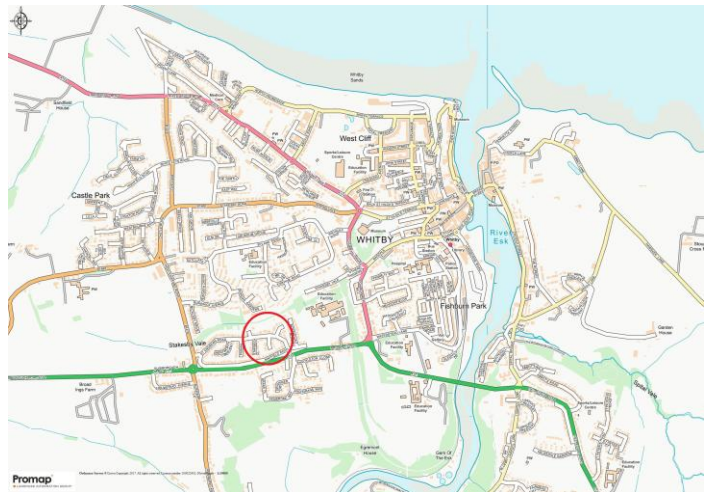
Directions: The property lies on a cul-de-sac at the western side of the town. From R & S offices head westward up Bagdale and Prospect Hill, turning right onto Mayfield Road before taking thesecond right turn onto St Andrews Road (after the school). Sandmoor Close is the second turning on the left. The property lies at the end of the cul-de-sac on the left marked by our for-sale board. See also location plan.



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 D for council tax approx. £2,283 for 2024/5. North Yorkshire Council. Tel 0300 1312131.

Post Code: YO21 1LE



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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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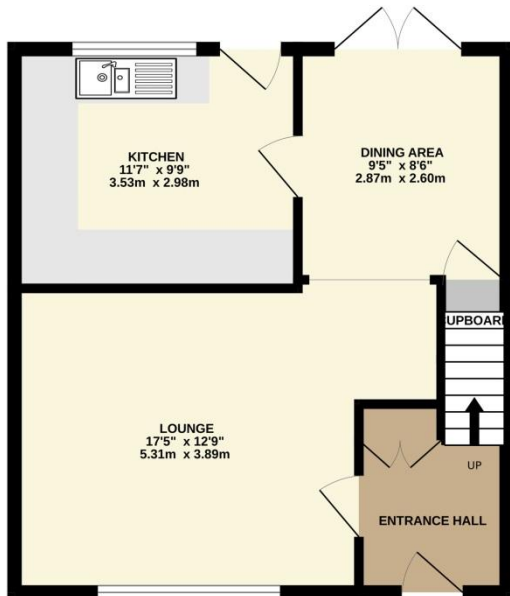
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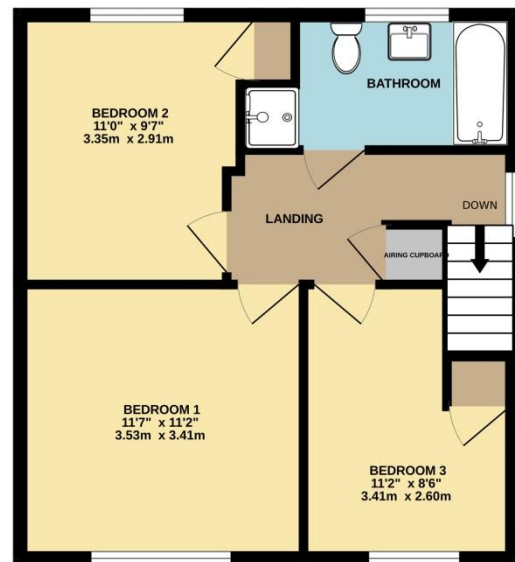
Estate Agents



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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