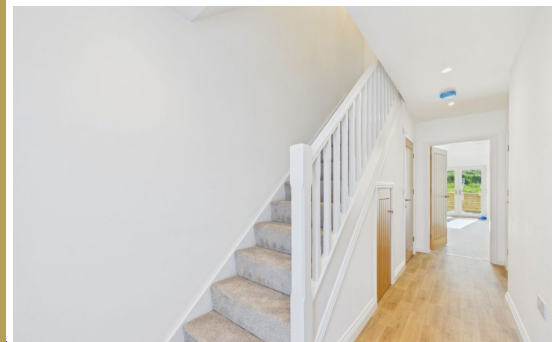




01947 601301

FIELD VIEW, BEACON WAY, SNEATON

3 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Newly Built Semi Detached House with Views
- Immaculate Interiors with Quality Fixtures & Fittings
- Lounge & Open Plan Kitchen/Diner with French Doors
- Fitted Cabinets with Breakfast Bar & Integrated Appliances
- Separate Utility Room & Downstairs WC
- 3 Bedrooms & 2 Modern Bathrooms
- Energy Efficient Home with Air-Source Heating & Double-Glazing
- Parking for 3 Cars & Generous Rear Garden
- Subject to a Local Occupancy Restriction

Type: **SEMI-DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **1**

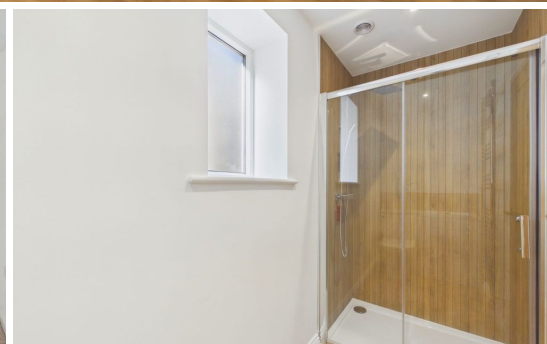
Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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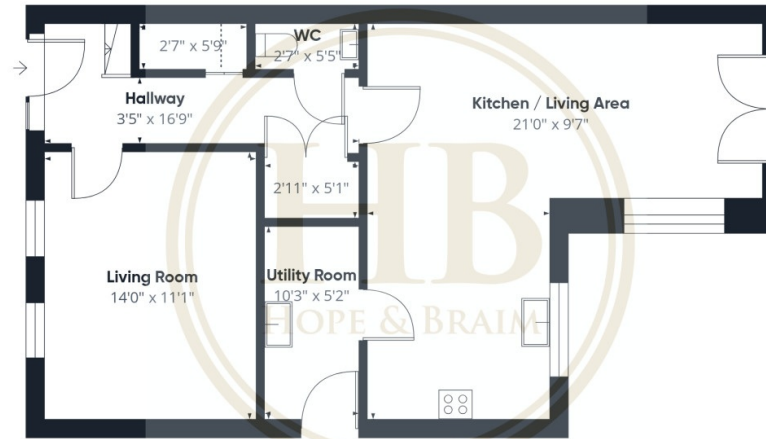
FIELD VIEW, BEACON WAY, SNEATON- 3 bed Semi-Detached House -£375,000



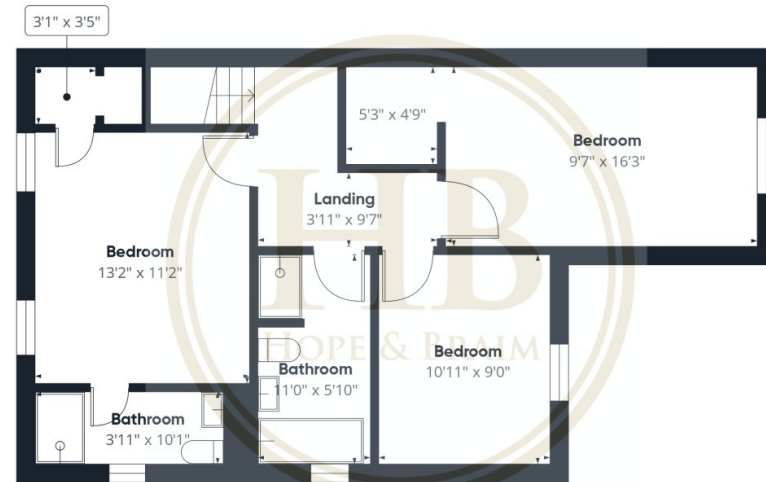
Hope & Braim are delighted to present this newly built semi-detached house on Beacon Way, enjoying a setting in the village of Sneaton with views across the surrounding open countryside. Constructed in the traditional manner using stone beneath a pan tile roof, the property sits comfortably within its rural surroundings while offering the comfort and efficiency of a modern home. Air-source heating and double-glazing ensure a warm, energy-efficient interior, and the accommodation has been finished to an immaculate standard with quality fixtures and fittings. The ground floor provides a well-proportioned lounge and an open-plan kitchen/diner, the latter forming the heart of the home with French doors. The kitchen is fitted with a range of cabinets, a breakfast bar and integrated appliances, and is complemented by a separate utility room and a downstairs WC, both practical additions for everyday living. There are three bedrooms, served by two modern bathrooms, offering generous, flexible space for families or those seeking a quieter pace of life. Outside, there is parking for three cars, while the generous rear garden includes a patio ideal for outdoor dining and enjoys views over open fields. Sneaton is a small village lying a short drive south of Whitby, giving easy access to the town's shops, amenities and coastline, as well as the wider North York Moors, making it a convenient base for both work and leisure. Please note that the property is subject to a Local Occupancy Restriction. Interested parties are advised to enquire about eligibility. Combining traditional character with modern efficiency, this is a well-presented, energy-efficient new home in an attractive village setting, and early viewing is highly recommended.



FIELD VIEW, BEACON WAY, SNEATON- 3 bed Semi-Detached House -£375,000



Floor 0



Floor 1



Approximate total area⁽¹⁾

1263 ft²

Reduced headroom

10 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.

GIRAFFE360

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.

