



RICHARDSON & SMITH

Chartered Surveyors

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Valuers

Estate Agents

14 BEECHFIELDS, HAWSKER WHITBY

Whitby 3 miles Robin Hoods Bay 3miles Scarborough 16 miles



A DELIGHTFUL 3 BEDROOM DETACHED BUNGALOW WHICH IS SITUATED ON A QUIET RESIDENTIAL CUL-DE-SAC IN THIS POPULAR VILLAGE JUST OUTSIDE WHITBY. WELL-PRESENTED THROUGHOUT WITH LOVELY GARDENS AND OFF-STREET PARKING THIS IS A WONDERFUL HOME WHICH SHOULD BE VIEWED TO BE FULLY APPRECIATED.

Accommodation:

Entrance Hall, 3 Double Bedrooms, Shower Room, Lounge Diner, Kitchen, Utility, Workshop
Outside: Gardens to Front and Side. Driveway

GUIDE PRICE: £295,000

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PARTICULARS OF SALE

Sitting at the head of quiet cul-de-sac in this lovely and popular village which sits midway between Whitby & Robin Hoods Bay, 14 Beechfields is a perfect opportunity to purchase a rarely available detached 3 bedroom bungalow in Whitby area. The bungalow is warmed by gas central heating, has modern double glazing throughout and offers spacious, well-proportioned accommodation, being well-presented and ideally suited for later in life with accommodation all on one level. With delightful gardens surrounding it and having a large block paved driveway giving ample parking, this bungalow ticks which many boxes and should be viewed.

The local pub is just across the way whilst the bus route to both Whitby and Scarborough is just around the corner, the Cinder Track which allows direct walking access to Whitby is a short distance away, whilst the supermarkets and all other facilities are just a 5 minute drive down the road.

Approached from the street through the 5 bar gate, a block paved driveway leads down to the side, a part glazed wooden door gives access to the...

Entrance Hall: With panel doors off to all rooms.

Small Double Bedroom: To the front, with laminated floor and window to the front aspect.



Double Bedroom: Again, to the front, a light and airy room with laminated floor and windows to the front and side.



Double Bedroom: With laminated floor and window to the side.



Shower Room: Having a modern white suite with large walk-in shower with thermostatic fitting, w.c and hand-basin. There is wet walling and a small chrome heated towel rail.



Lounge Diner: Again, a light and airy room split into 2 distinct areas, with the dining area immediately off the inner hallway, and which opens into lounge area which has a central focal gas fire place, 2 full heights widows and French doors out to the side garden.





Kitchen: 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, integral appliances including fridge, freezer and oven with separate gas hob and extractor over. There is a window to the rear.



Large Utility: Formerly part of the garage, this is a very useful space, again with modern base units, inset stainless steel sink unit and plumbing for an automatic washing machine. Within the room is a small but very useful cloaks room with w.c inside. There is tiling to the floor, door to the side passage and door in the.....



Workshop: As previous formerly the garage, there is ample electric points and patio doors to the front.

Outside

To the front of the property, the garden is set to lawn to one side of an attractive blocked pave drive, with a further small tended garden to the other side. A gated path runs down to the side to the enclosed rear yard. A second gate to the right-hand side gives access to the side garden

The side garden is largely set to lawn with gravel borders, mature shrubs, roses beds and plants. The garden is very private with fencing to sides. There is a small shed included in the sale.



GENERAL REMARKS AND STIPULATIONS

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

What3Words: charted.reshapeed.canny

Services: The property is connected to all mains services. The boiler is located in the utility.

Council Tax Banding: 'D' North Yorkshire Council 0300 1312131

Post Code: YO22 4LQ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69	C		
55-68	D	58	D
39-54	E		
21-38	F		
1-20	G	7	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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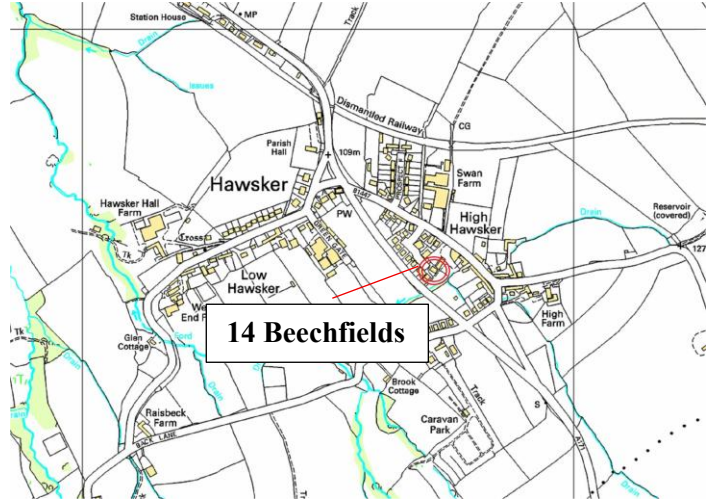
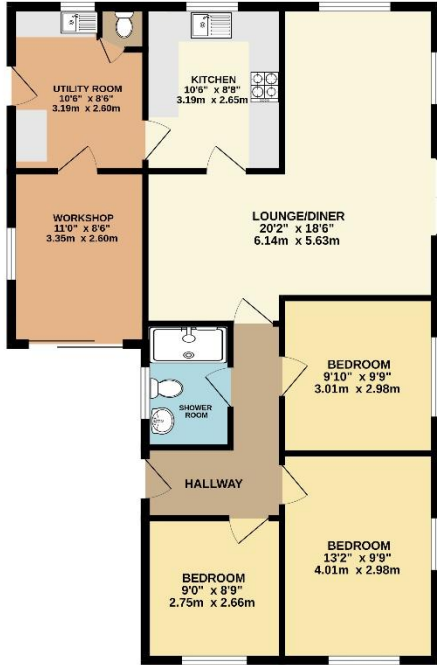
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GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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