



01947 601301



4 SAXON ROAD, WHITBY

2 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached House with a Garden & Parking
- Spacious Lounge with Rear Extension with French Doors
- Open Plan Kitchen/Diner with Integrated Appliances
- 2 Double Bedrooms, Downstairs Bathroom & Upstair WC
- Gas Central Heating & Double-Glazing Throughout
- Off-Street Parking for 2 Vehicles & Rear Garden
- Close to Local Amenities & Whitby's Westcliff
- Ideal First-Time Buyer Home or for those Downsizing

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: DRIVEWAY

Outside Space: GARDEN

Tenure: FREEHOLD

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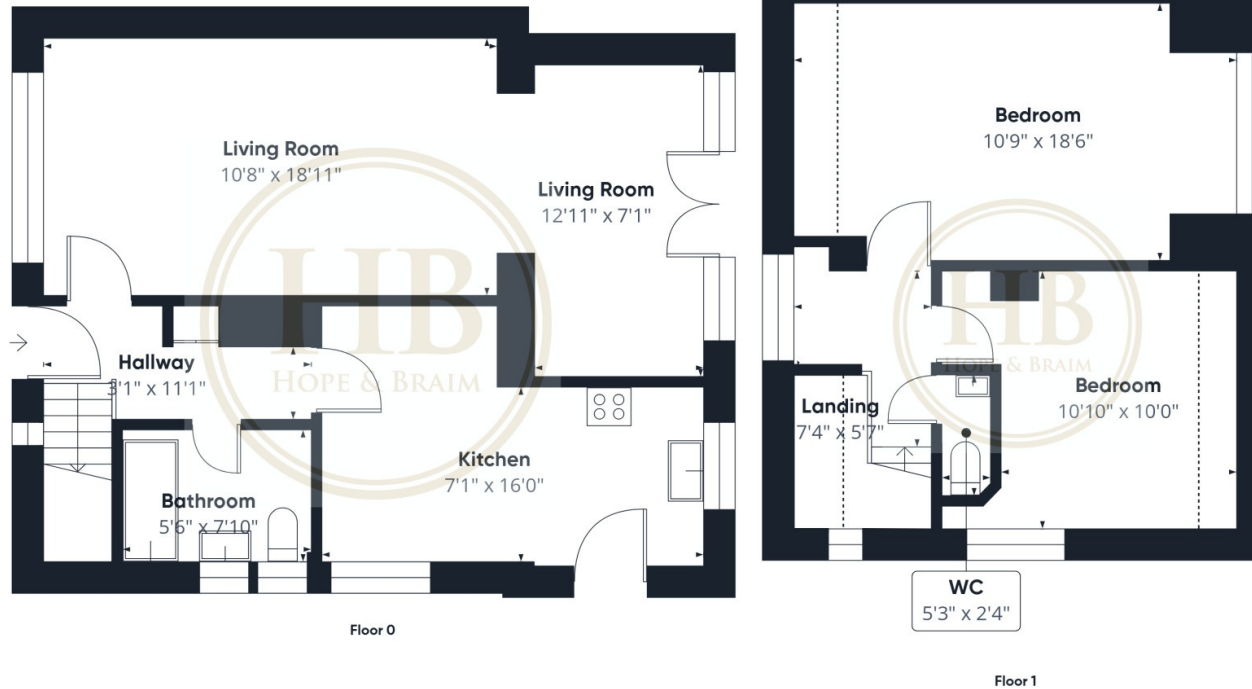
4 SAXON ROAD, WHITBY- 2 bed Semi-Detached House -£230,000



Hope & Braim are delighted to present this well-appointed semi-detached house on Saxon Road, positioned within easy reach of Whitby's popular Westcliff and the town's wealth of local amenities. Offering comfortable, practical accommodation throughout, this property represents an excellent opportunity for first-time buyers and those looking to downsize in equal measure. On the ground floor, a spacious lounge provides a welcoming reception space, enhanced by a rear extension with French doors that draw in natural light and open onto the rear garden, creating a pleasing sense of connection between inside and out. The open-plan kitchen/diner is well-equipped with integrated appliances, lending itself to everyday family living and casual entertaining alike. Completing the ground floor is a bathroom, conveniently positioned to serve both residents and guests. The first floor accommodates two well-proportioned double bedrooms and a separate WC, all benefiting from the double-glazing fitted throughout the property, contributing to a warm and comfortable living environment year-round. Gas central heating further ensures the home remains efficient and cost-effective to run across the seasons. To the exterior, off-street parking for two vehicles is a practical asset in this well-established residential area. The rear garden provides a private outdoor space suitable for relaxing, entertaining or gardening, offering a pleasant extension to the home's living areas when the weather permits. Saxon Road enjoys a convenient position close to a range of local shops, schools and services, while Whitby's Westcliff, with its seafront, amenities and transport links, is readily accessible.



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Approximate total area⁽¹⁾
904 ft²
Reduced headroom
35 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - higher running costs	D		
Not very energy efficient - higher running costs	E		
Least energy efficient - higher running costs	F		
Very least energy efficient - higher running costs	G		
<small>Not energy efficient - higher running costs</small> <small>England, Scotland & Wales</small>		<small>EU Directive</small> <small>2002/91/EC</small>	<small>63</small> <small>63</small>

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.

