



RICHARDSON & SMITH

Chartered Surveyors

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• Estate Agents

3 MULGRAVE VIEW, STAINSACRE

Whitby 1.5 miles

Scarborough 19 miles

York 45 miles



A LARGE AND WELL-PRESENTED 3 BEDROOM HOME SITUATED ON QUIET CUL-DE SAC IN THIS INCREASINGLY POPULAR VILLAGE ON THE EASTERN EDGE OF WHITBY. WITHIN EASY REACH OF THE LARGE AMENITIES OF WHITBY AND AN EXCELLENT GATEWAY TO THE SURROUNDING COUNTRYSIDE AND COASTLINE, WITH ROBIN HOODS BAY A SHORT DRIVE, THIS FAMILY HOUSE IS A PROPERTY TO VIEW.

Accommodation:

Porch, Hallway, W.C, Kitchen, Lounge Diner, Rear Conservatory/Utility

1st Floor: Landing, 2 Double Bedrooms, Single Bedroom, Staircase to Attic Room

Outside: Single Garage, 2 Driveways, Corner Front Garden, Rear Gravelled Garden

Guide Price: £265,000

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PARTICULARS OF SALE

Situated on a large corner plot on a quiet cul-de-sac, this modern family house is the ideal next step on the housing ladder. Spacious and well-presented throughout, the accommodation offers generous proportions throughout and is a good fit for any growing family. Stainsacre is an increasingly popular village a mile or so to the south east of Whitby, and is a very short drive to the large shops and amenities on that side of the town, including Sainsbury's and Aldi.

Just off the main Whitby to Scarborough road there is good access to the surrounding countryside whilst the Cinder path cycle path and walk is literally a stone's throw from the door.

Viewing is highly recommended.

Accessed through the front porch into the...

Entrance Hall: With staircase to first floor, w.c and doors opening to....



Lounge Diner: A substantial reception room with a double aspect to front and rear including rear uPVC picture window to the front and French doors out on to rear. There is focal brick fireplace with Oak overmantel and inset multi-fuel stove.



Kitchen: To the rear, the kitchen has modern "Shaker" style base units with matching wall cupboards, laminated worktops with inset stainless steel sink unit, with tiled splash-backs. There is an integral electric oven with ceramic hob and extractor hood over, and space for a fridge and freezer and automatic dishwasher. There is a door to the rear conservatory/utility where there is plumbing for an automatic dishwasher and access to the rear garden



1st Floor

Landing: With staircase to the attic room and doors off to ...

Bedroom: A double bedroom with a window to the rear and affording views over the estate to the Esk Valley and Mulgrave beyond.



Bedroom: Again a double bedroom with window to the front.



Bathroom: The modern bathroom has a white suite comprising low flush WC, pedestal wash hand basin, panel bath and separate walk-in shower with thermostatic shower

Single Bedroom/Office: A very useful space to the front. Stairs from the landing lead up to the...

Attic Room: A multi-functional room which could be converted to as a bedroom if the correct permissions and building regulations were obtained. There is a large Velux window with views to the Esk Valley and even sight of the Abbey, under eaves storage, and as you enter the room useful storage and a w.c.



Outside

On a larger corner plot the front garden is set to lawn with flower borders set behind a low stone wall. There is a single driveway to the side with a further driveway to the other side of the garden which provides parking for a further two parking spaces and leads to the single linked garage..



To the rear of the house is a large low maintenance garden set behind a high newly fitted wooden fence.

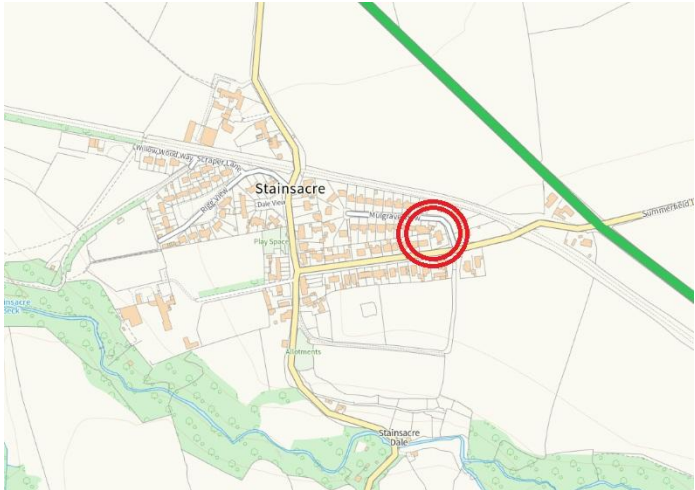


GENERAL REMARKS AND STIPULATIONS

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 Whitby head east along the A171 Scarborough road passing the outer edge of the town. Take the next right turn marked Stainsacre and drive through the village, taking the sharp left hand bend heading back out. Mulgrave View is the turning on the left and No 3 is the second of the semi-detached house on the left.

What3words: unlisted.simulates.called



Services: The house is connected to mains water, electricity, gas and drainage.

Council Tax Banding: Band 'C'. North Yorkshire Council. Tel 01609 780 780.

Tenure: Freehold. **Post Code:** YO22 4NX

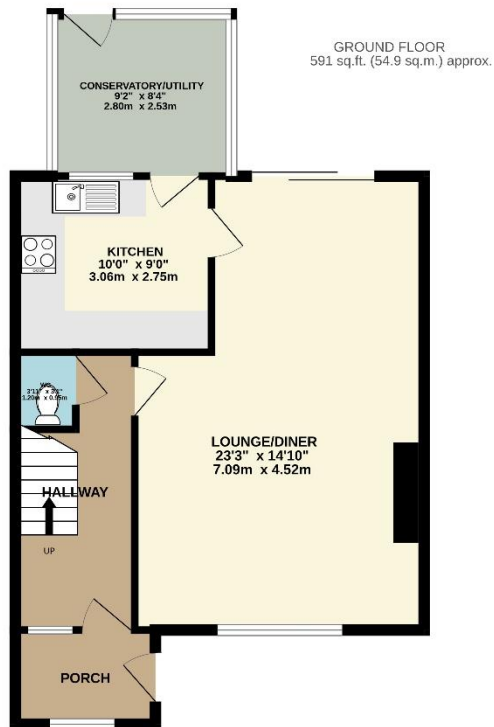
IMPORTANT NOTICE
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition 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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



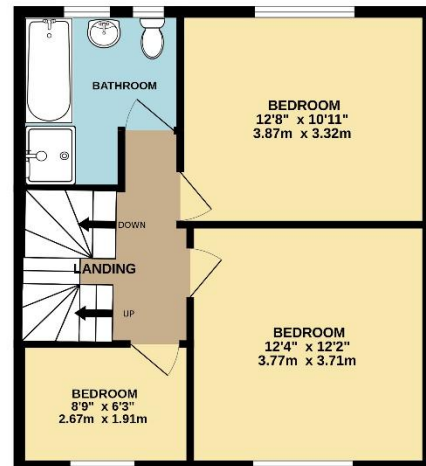
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TOTAL FLOOR AREA : 1386 sq.ft. (128.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

