

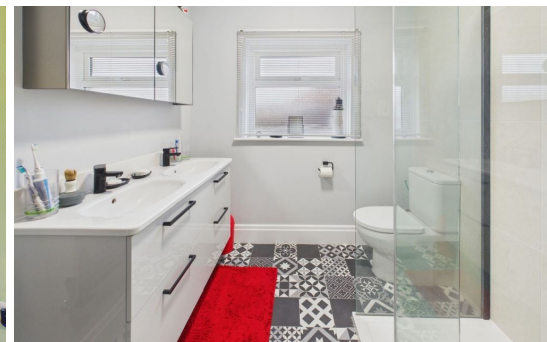


01947 601301



12 CASTLE ROAD, WHITBY

4 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached 1920's House with Gardens and a Garage
- 1,700 sq ft including 3 Reception Rooms
- 4 Double Bedrooms, Modern Shower Room & WC
- Period Features including Decorative Plasterwork & Panelled Doors
- Gas Central Heating & Double-Glazing Throughout
- West-Facing Rear Garden with a Detached Garage
- Close to Local Amenities and Schools, Ideal for Families

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 3

Parking: DRIVEWAY, GARAGE

Outside Space: GARDEN

Tenure: FREEHOLD

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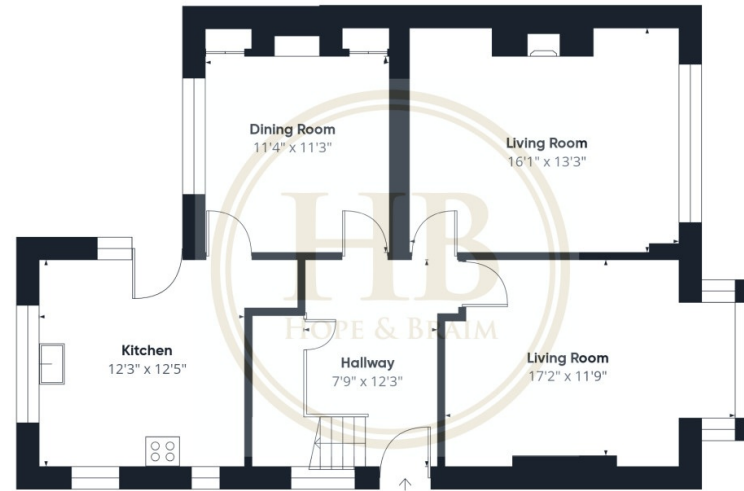
12 CASTLE ROAD, WHITBY- 4 bed Semi-Detached House -£425,000



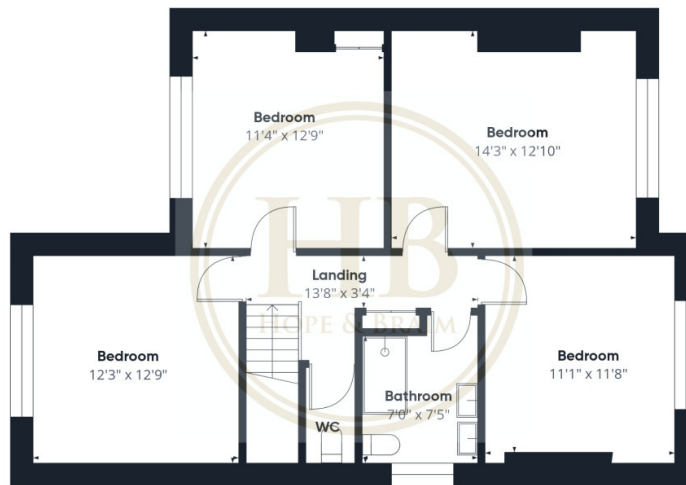
This handsome semi-detached home offers beautifully proportioned family accommodation extending to approximately 1,700 square feet, thoughtfully enhanced by recent comprehensive improvements including a new roof, full rewiring, contemporary double-glazing, and tasteful redecoration throughout. The generous ground floor arrangement provides three distinct reception rooms, ideally suited to modern family living. The inviting lounge features an attractive log burning stove, creating a welcoming focal point, whilst the separate sitting room and dining room offer wonderful flexibility for both everyday living and gracious entertaining. The kitchen remains in its original condition and will require refurbishment, presenting an excellent opportunity for purchasers to create a bespoke space to their own specification. Period character abounds throughout, with elegant decorative plasterwork and handsome panelled doors adding distinction to the interior spaces. Four well-proportioned double bedrooms provide excellent family accommodation, complemented by a modern shower room and separate WC fitted to a high standard. The property benefits from gas central heating and double-glazing throughout, ensuring comfort and efficiency in all seasons. To the rear, a delightful west-facing garden enjoys afternoon and evening sunshine, providing an ideal setting for outdoor relaxation and family enjoyment. The detached garage offers valuable additional storage and parking facilities. The location proves particularly appealing for families, positioned within easy reach of well-regarded local schools and convenient amenities, combining residential tranquillity with everyday practicality.



12 CASTLE ROAD, WHITBY- 4 bed Semi-Detached House -£425,000



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1826 ft²

(1) Excluding balconies and terraces

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
Best energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	54-68	65	62
E	39-53		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			



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.

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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.