



01947 601301



# 17 PANNETT WAY, WHITBY

3 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached House with a Garden & Garage
- Requires Refurbishment and has Great Potential
- Lounge with Fireplace & French Doors
- Dining Room with Adjoining Galley Kitchen
- 3 Bedrooms & 1 Bathroom Suite
- Gas Central Heating & Timber-Framed Double-Glazing
- Off-Street Parking, Garage & Lawned Garden
- Close to the Town Centre & Amenities

Type: **DETACHED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **3**  
Bathrooms: **1**  
Reception Rooms: **2**  
Parking: **DRIVEWAY, GARAGE**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

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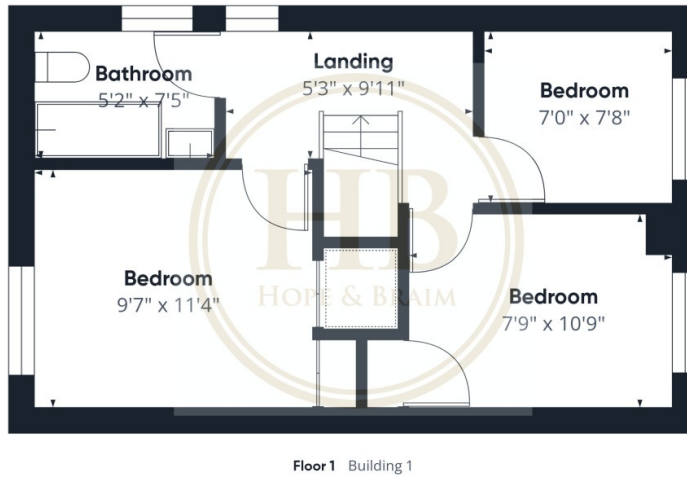
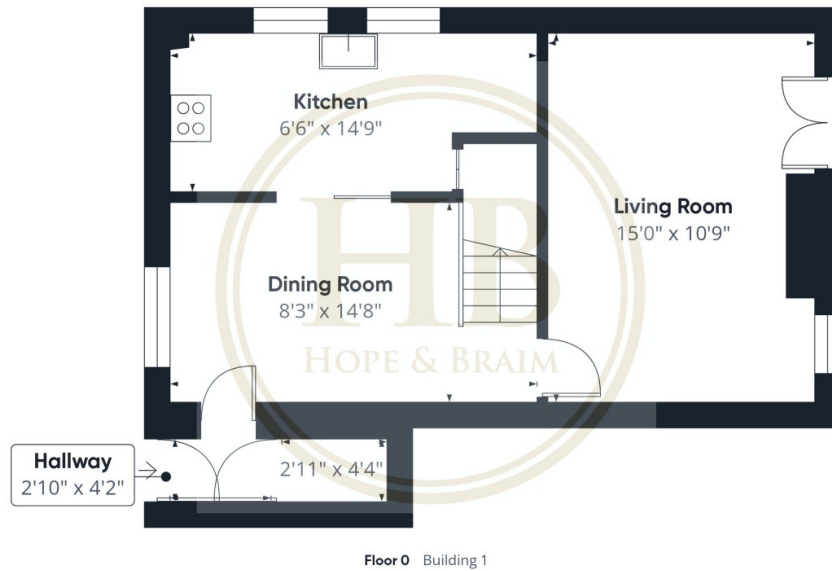
17 PANNETT WAY, WHITBY- 3 bed Detached House -£199,950



Hope & Braim are delighted to present this detached house at 17 Pannett Way, Whitby, offering well-proportioned accommodation across two floors and representing an excellent opportunity for buyers seeking a property with scope to modernise and make their own. The property requires refurbishment throughout and is priced to reflect this, making it a particularly attractive proposition for those with vision, whether owner-occupiers looking to create a home to their own specification or investors with an eye for longer-term value in a town with enduring appeal. On the ground floor, the lounge is a comfortable and characterful reception room, featuring a fireplace as its focal point and French doors that open to the outside, bringing in natural light and providing a pleasant connection to the garden. A separate dining room offers dedicated space for everyday family dining and connects through to the galley kitchen, which provides a functional layout with scope for improvement as part of any wider refurbishment programme. The first floor provides three bedrooms and a bathroom suite, offering a practical and straightforward layout well suited to family occupation or holiday let use. Outside, the property benefits from a lawned garden, a garage, and off-street parking, a combination that adds genuine everyday practicality and is always well regarded in this part of Whitby. The garden provides a pleasant outdoor space with room to develop further as part of any future improvement works. Gas central heating and timber-framed double glazing are fitted throughout, providing a solid and efficient fabric from which a full modernisation can be planned with confidence. Situated close to Whitby town centre and its wide range of amenities, 17 Pannett Way occupies a convenient and well-connected position.



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Approximate total area<sup>(1)</sup>  
895 ft<sup>2</sup>

(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.

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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.

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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.

