



01947 601301

MULGRAVE HOUSE, WHITBY

3 BED DETACHED HOUSE



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PROPERTY FEATURES

- Beachside Home with Stunning Sea Views
- 1,300 sq ft of Accommodation over 2 Floors plus a Garage
- Dual Aspect Lounge with Fireplace & French Doors
- Well Equipped Kitchen with Integrated Appliances
- Separate Dining Room & Downstairs WC
- 3 Bedrooms & 2 Bathrooms including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Generous Rear Garden with Patio & Tiered Lawn

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

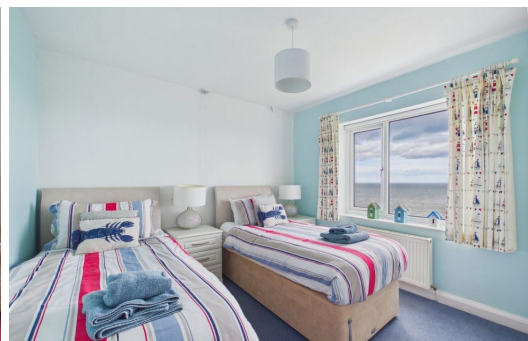
Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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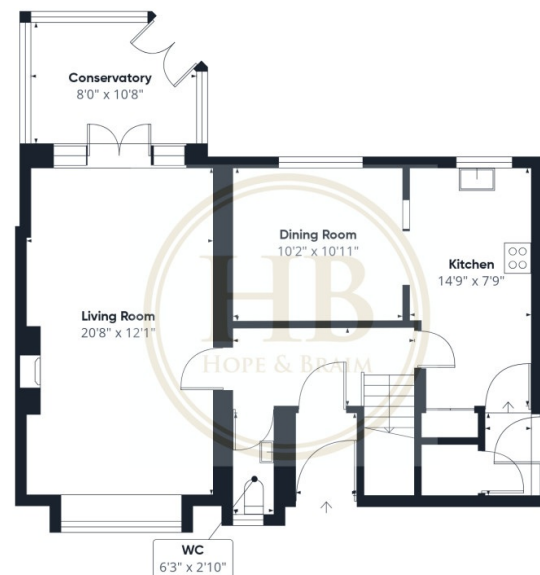
MULGRAVE HOUSE, WHITBY- 3 bed Detached House -£750,000



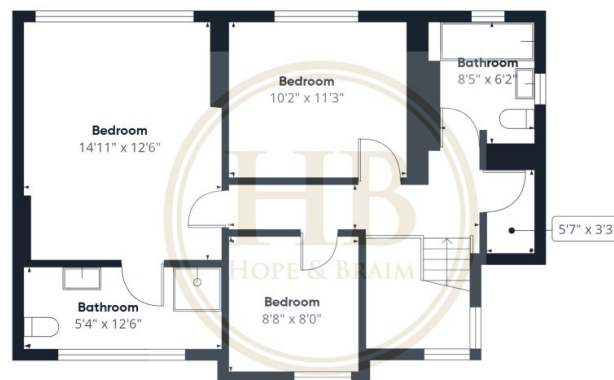
Hope & Braim are delighted to present 31 Mulgrave Road, a beachside home in Whitby with stunning sea views. The house is located on one of the most desirable addresses and offers around 1,300 sq ft of accommodation over two floors, together with a garage and a generous rear garden. The dual aspect lounge is bright and comfortable, drawing light from two directions, with a fireplace as a natural focal point for cooler evenings. French doors lead off the lounge, and a conservatory adds further living space and a pleasant spot to enjoy the outlook throughout the year. The kitchen is well equipped with granite worktops and integrated appliances and adjoins a separate dining room, an arrangement that suits everyday meals and entertaining alike. A downstairs WC adds practical convenience. There are three bedrooms and two bathrooms, one of which is en-suite. That layout works well for families, for visiting guests, or for anyone wanting a home by the sea with room to spare. Gas central heating and double glazing are installed throughout. Outside, the generous rear garden has a patio and a tiered lawn which is afforded a measure of privacy from the coastal path due to its elevation. There is space for outdoor dining, for relaxing in the sun, or simply for taking in the sea views from Sandsend to Whitby. The garage provides secure parking or useful storage, which is a welcome feature so close to the coast. Whitby itself needs little introduction. The harbour, beaches, independent shops, cafés and restaurants, the Abbey and the North York Moors beyond all make the town a much-loved place to live. It suits a permanent residence or a coastal retreat equally well.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
1293 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

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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.

