



01947 601301

## 12 ELM GROVE, WHITBY

3 BED SEMI-DETACHED HOUSE



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## PROPERTY FEATURES

- Semi-Detached House on a Corner Plot
- Great Potential to Improve with Scope to Extend
- Through Lounge/Diner with a Fireplace
- Kitchen with Fitted Cabinets & Appliances
- 3 Bedrooms, Bathroom & Separate WC
- Gas Central Heating & Double-Glazing Throughout
- Large Rear Garden & Potential to Create Parking on the Front

Type: SEMI-DETACHED HOUSE  
Availability: FOR SALE  
Bedrooms: 3  
Bathrooms: 1  
Reception Rooms: 2  
Outside Space: GARDEN  
Tenure: FREEHOLD

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12 ELM GROVE, WHITBY- 3 bed Semi-Detached House -£200,000

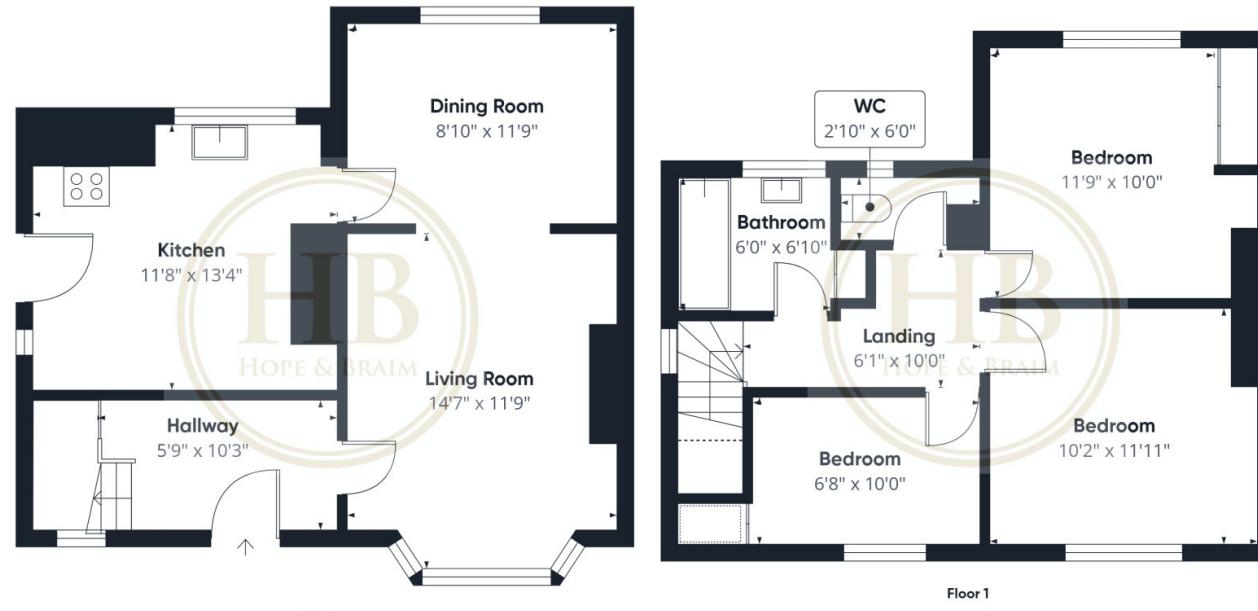




A three-bedroom semi-detached home occupying a desirable corner plot on Elm Grove in Whitby, in need of refurbishment and with great potential to extend into the rear garden. This property provides versatile living space throughout, beginning with a welcoming entrance hall leading to a generous through lounge/diner featuring an attractive fireplace as its focal point. The light-filled reception room creates an ideal space for both relaxed family living and entertaining, while the adjacent kitchen is thoughtfully fitted with a range of wall and base cabinets alongside integrated appliances, providing practical workspace and storage. The first floor delivers three well-proportioned bedrooms suitable for family occupation or guest accommodation, complemented by a bathroom and the convenience of a separate WC. Modern comforts are assured throughout with gas central heating and double-glazing installed, ensuring year-round warmth and efficiency whilst minimizing running costs. Externally, the substantial rear garden offers generous dimensions for outdoor entertaining, children's play, or those seeking productive garden space, whilst the corner plot position presents the valuable opportunity to create off-road parking to the front—an increasingly sought-after feature in this established residential area. This property is ideal for those prepared to take on a refurbishment and looking for an affordable property that can be improved to create a family home close to local schools and amenities.



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

(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



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