



01947 601301



6 WAGTAIL
CRESCENT, WHITBY

3 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with Integral Garage & Gardens
- Open Plan Lounge & Kitchen/Diner with Integrated Appliances
- French Doors out to the Garden & Patio
- 3 Bedrooms, 2 Bathrooms & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Rear Lawned Garden with Patio & Sun Deck
- Ideal Family Home close to Local Amenities & Schools
- Built in 2017 by Barratt Homes as part of the Scoresby Park Development

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **1**

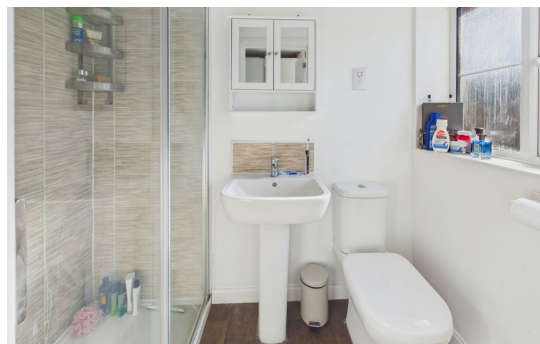
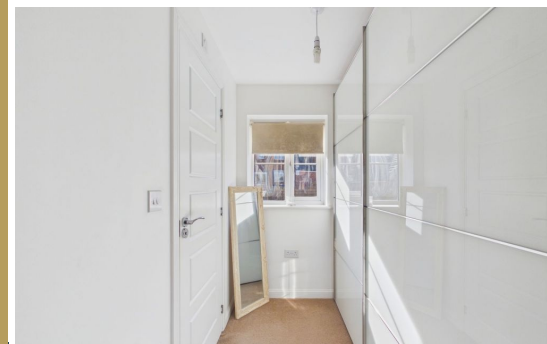
Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

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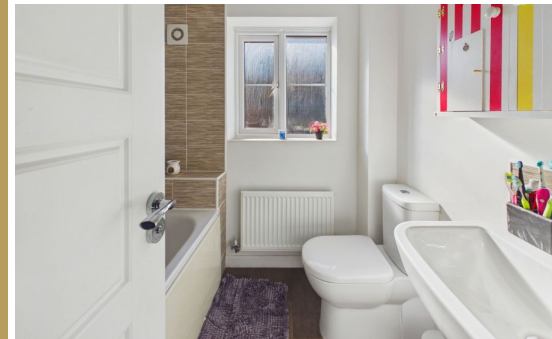
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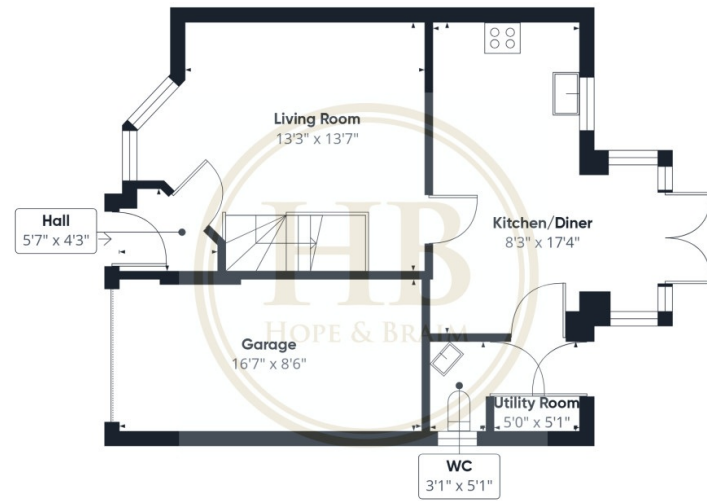
6 WAGTAIL CRESCENT, WHITBY- 3 bed Detached House -£295,000



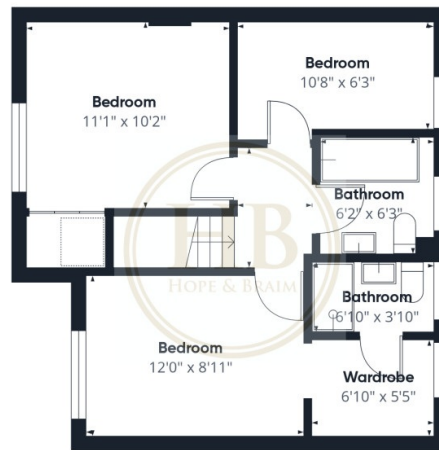
Hope & Braim are delighted to present this well-appointed detached family home, situated within the popular Scoresby Park development on the outskirts of Whitby. Built by Barratt Homes in 2017, the property combines the confidence of modern construction with a practical and flexible layout that has been designed with family living firmly in mind. The ground floor offers an immediately welcoming arrangement, with an open plan lounge and kitchen/diner forming the principal living space, a bright, sociable area fitted with integrated appliances and finished to a contemporary standard. French doors open directly onto the rear patio and garden, extending the living space outward during the warmer months and filling the interior with natural light throughout the year. A separate utility room keeps the practical demands of family life neatly contained, whilst a downstairs WC provides added convenience for everyday use and visiting guests. Upstairs, three bedrooms are well served by two bathrooms, a configuration that brings genuine ease to the daily routine of a busy household. The principal bedroom has a dressing room and it's own en-suite shower room. Gas central heating and double-glazing throughout ensure the home is warm, efficient and comfortable in every season. The integral garage offers secure parking or flexible additional storage, supplementing the on-plot parking to the front. To the rear, the lawned garden is a well-considered outdoor space, incorporating both a patio and a sun deck, practical and appealing in equal measure, and well suited to family use throughout the warmer months. Scoresby Park is a well-established modern development benefiting from its proximity to local schools, amenities and the road networks serving Whitby and the wider region.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
1001 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		
Best energy efficient - lower running costs	Current	Potential
A (92-100)		92
B (81-91)		
C (69-80)	81	
D (54-68)		
E (39-53)		
F (21-38)		
G (1-20)		
Worst 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.

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.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

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.

