

1 White Point Rd, YO21

Guide Price: £295,000

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Offering an exciting opportunity upon one of Whitby's more desirable postcodes, this substantial four-bedroom home sits just moments from the beach and enjoys glimpses out towards the sea.

The property would now benefit from a programme of modernisation, but therein lies much of its appeal. With generous accommodation arranged over multiple levels, outside space, off-street parking and a garage already in place, there is an excellent foundation from which to create a superb family home by the coast.

On entering the property, the ground floor provides the principal living accommodation, with a well-proportioned reception space offering plenty of scope to rethink the layout and create something really special. The kitchen sits alongside the main living areas and could, subject to the necessary works and consents, lend itself particularly well to a more open-plan arrangement for modern family life.

The bedroom accommodation is spread across the upper floors, providing four good-sized bedrooms and two bathrooms. The uppermost floor is occupied by a particularly generous bedroom measuring approximately 12'0" x 13'3" adding further scope to this property. The elevated position also helps make the most of the property's coastal setting.

The existing arrangement provides plenty of flexibility for a growing family, those working from home or purchasers who regularly accommodate visiting friends and relatives. Equally, there is considerable potential to reconfigure and improve the accommodation to suit individual requirements.

Outside, the property benefits from a South facing garden, currently providing a pleasant outdoor space but with plenty of opportunity for further landscaping and improvement. A driveway provides valuable off-street parking and leads to the single garage – both particularly welcome features in such a sought-after coastal location.

One of the property's greatest assets is undoubtedly its position. With the beach only seconds away, coastal walks and the shoreline can become part of everyday life, while clear glimpses of the sea from the property provide a constant reminder of just how close the coast really is.

Whilst requiring investment, the combination of four-bedroom accommodation, two bathrooms, garden, driveway, garage and proximity to the beach gives the property considerable potential. A sympathetic and well-considered renovation - given the relevant permissions - could transform this property into an impressive permanent residence and provides a genuine opportunity to add value.

Council Tax Band: C

Tenure: Freehold























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