

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

6 FAIRMEAD WAY, WHITBY

Whitby Town Centre approx. ¾ miles



A 2 BEDROOM SEMI-DETACHED BUNGALOW WHICH IS SITUATED ON A QUIET RESIDENTIAL CUL-DE-SAC ON THE EASTERN SIDE OF THE TOWN. WELL PRESENTED THROUGHOUT WITH DELIGHTFUL GARDENS, OFF STREET PARKING AND WHEELCHAIR ACCESS THIS IS THE PERFECT RETIREMENT OPPORTUNITY.

Accommodation:

Kitchen, Inner Lobby, Lounge, 2 Double Bedrooms, Bathroom
Outside: Gardens to Front and Rear. Driveway

GUIDE PRICE: £220,000

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594



Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

Sitting on a quiet cul-de-sac on the eastern side of the town, 6 Fairmead Way is a perfect opportunity to purchase semi-detached 2 bedroom bungalow in Whitby. The bungalow offers well-proportioned accommodation throughout, being well-presented and ideally suited for later in life with the accommodation all on one level and the vendors have built an access ramp to the door.

The bungalow is warmed by gas central heating with double glazing throughout. There are beautiful kept manageable gardens to front and rear, with parking mean every box is ticked whilst it is close to local shops and on a bus route and provides easy access to the surrounding countryside.

Approached from the street, a paved driveway leads down to the side, a glazed uPVC door gives access to the...



Kitchen: Having modern base units with laminated roll top working surfaces, tiled splash-backs and matching wall cupboards over. There is an inset stainless steel sink unit, plumbing for an automatic washing machine, space for a fridge and integral oven and microwave with separate gas hob with extractor over. There is a uPVC double glazed window to the side.



Inner Lobby: Having a built-in cupboard within which the Ideal gas central heating boiler is situated, and door to.....



Lounge: With gas fire within a wood surround with composite inlay and 1 radiators. There is a large uPVC bow window to the front aspect and smaller side window.



Lobby: With doors off to....

Bedroom 1: To the rear with radiator and uPVC double glazed window overlooking the rear garden and a range of fitted bedroom cupboards

Bedroom 2: Again to the rear with uPVC window overlooking the rear garden

Bathroom: Having a white suite comprising low level WC, hand basin and bath with electric shower over. There is a radiator, tiling to the walls, and uPVC window to the side.



Outside

To the front of the property, the garden is largely set to lawn, with a small gravelled borders side. A paved and graveled drive runs to the side of the property and leads to the...

The rear garden is set to lawn with gravel borders. The garden is very private with fencing to sides. There is a small shed included in the sale.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

What3Words: chatting.widgets.etchings

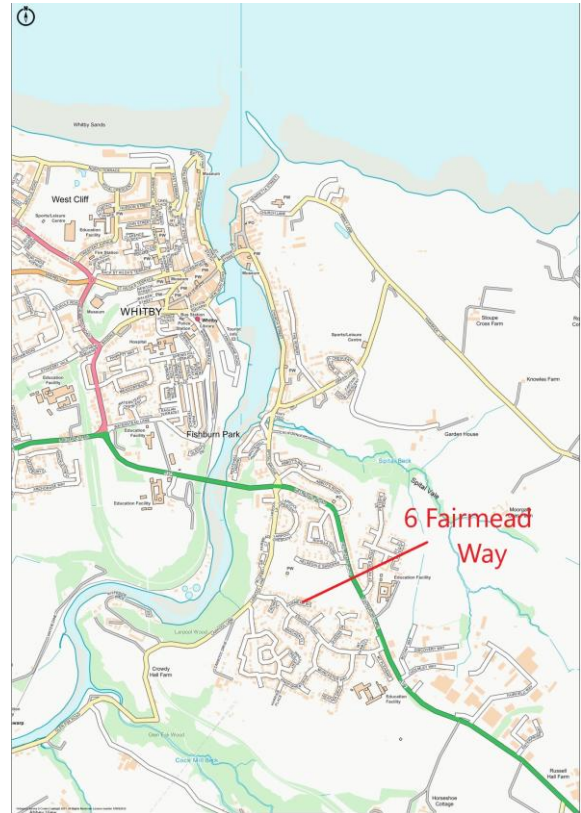
Services: The property is connected to all mains services. The Ideal boiler is located in the cupboard in the lobby

Council Tax Banding: 'C' North Yorkshire Council 0300 1312131

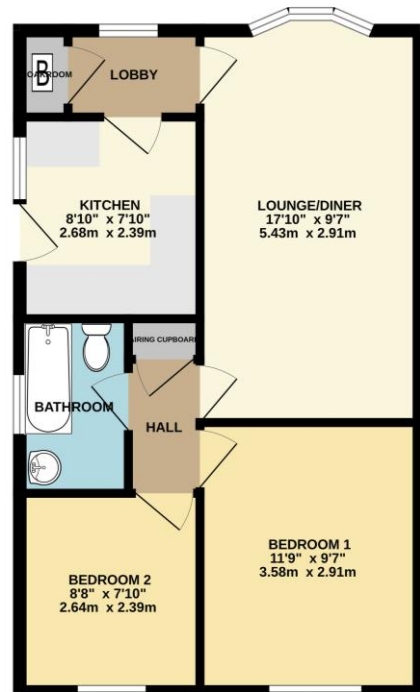
Post Code: YO22 4JL

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 504 sq.ft. (46.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Call us for a free appraisal of your property if you are considering selling



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