



01947 601301



5A UPGANG LANE, WHITBY

2 BED COTTAGE



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PROPERTY FEATURES

- End of Terrace Cottage with Parking & Gardens
- Recently Refurbished to a High Standard throughout
- Cosy Lounge & Open Plan Kitchen/Diner
- Sun Room with Views over the Gardens & Moors beyond
- 2 Double Bedrooms with Fitted Wardrobes
- 1 Modern Shower Room with 3-Piece Suite & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- South-Facing Walled Garden to the Rear
- Ample Off-Street Parking to the Front
- Short Walk from the Town Centre & Amenities

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **2**
Parking: **DRIVEWAY**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

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5A UPGANG LANE, WHITBY- 2 bed Cottage -£325,000



Hope & Braim are delighted to present this beautifully refurbished end-of-terrace stone cottage, offering stylish and comfortable living accommodation with the rare benefit of off-street parking and a south-facing walled garden.

The property has been finished to a high standard throughout, retaining its traditional stone-built character beneath a slate roof whilst delivering modern interiors that require no further work on the part of the incoming buyer.

On the ground floor, a cosy lounge provides a welcoming retreat, complemented by an open-plan kitchen and dining area that creates a sociable and functional heart to the home. A delightful sun room extends the living space further, capturing natural light and offering pleasant views across the gardens, an ideal spot for morning coffee or quiet relaxation at any time of day. A downstairs WC completes the ground floor accommodation.

Steps from the street level descend to a useful utility room, providing practical everyday storage and laundry facilities neatly separated from the main living quarters.

To the first floor, two well-proportioned double bedrooms are each fitted with built-in wardrobes, offering generous storage without compromising on space. A contemporary shower room with a three-piece suite serves the accommodation, presented in keeping with the quality of finish found throughout.

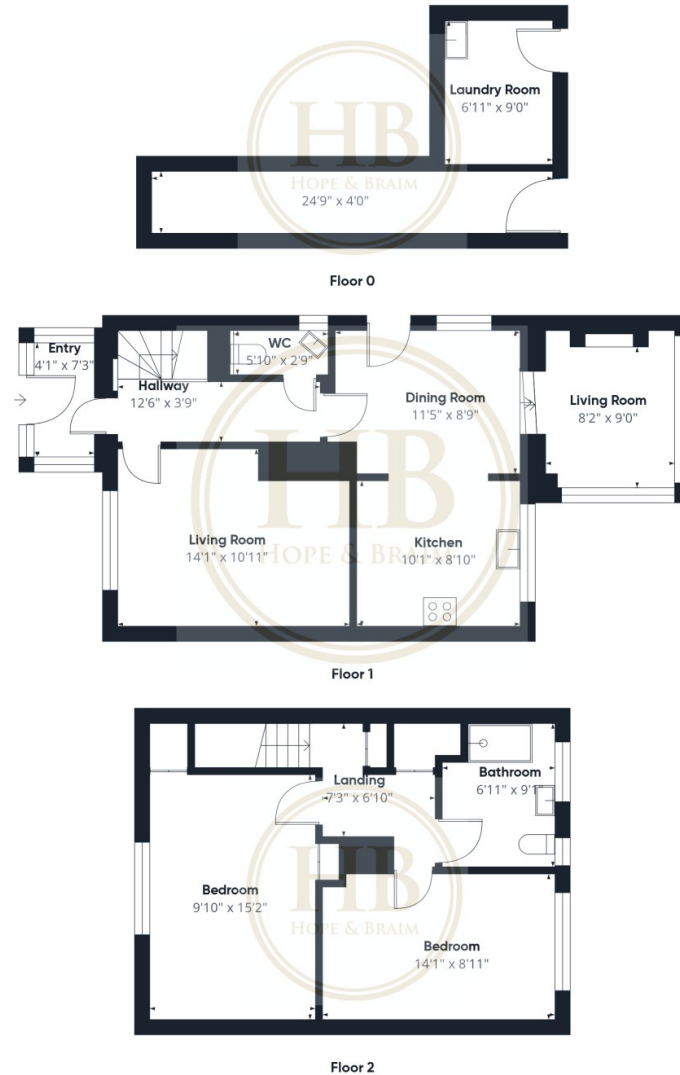
Gas central heating and double-glazing ensure year-round comfort and energy efficiency.

Externally, the property benefits from ample off-street parking with space for three cars minimum, a particularly sought-after feature in this area, whilst to the rear, a south-facing walled garden provides a private and sun-drenched outdoor space, ideal for warm-weather entertaining or simply enjoying the seasons.

Situated a short walk from the town centre and its full range of amenities, this is a cottage that genuinely delivers on both character and



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Approximate total area⁽¹⁾
1119 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		Current	Potential
Best energy efficient - lower running costs	A		
101-151	B		
152-182	C		
183-198	D		
200-254	E	51	
255-285	F		
286-320	G		
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.

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.

