



RICHARDSON & SMITH

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Estate Agents

6 CORMORANT ROAD, WHITBY

Whitby Town Centre approx. 1 mile



A MODERN, 5 DOUBLE BEDROOMED, DETACHED HOUSE SET ON THE EDGE OF THIS POPULAR ESTATE. FINISHED TO AN EXCELLENT SPECIFICATION THIS EXECUTIVE FAMILY HOME IS BEAUTIFULLY PRESENTED AND HAS LONG VIEWS BACK TOWARDS THE TOWN AND SEA BEYOND. BUILT IN 2019, THIS PROPERTY IS STILL UNDER WARRANTY AND STILL HAS A 'LIKE NEW' FEEL.

Ground Floor: Hallway, WC Cloakroom, Lounge, Living Kitchen-Diner, Utility.
1st Floor: Landing, Master Bedroom with En-Suite Shower Room, 2 Bedrooms, House Bathroom.
2nd Floor: Landing, 2x Double Bedrooms and House Shower Room.
Outside: Gardens. Garage with Store & driveway parking.

Guide Price - £449,950

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PARTICULARS OF SALE

Built in around 2019 by national housebuilder David Wilson Homes, 6 Cormorant Road is an impressive modern house and still has the balance of its 10 year new home warranty. The property has retained its 'like new' feel and is beautifully presented with good quality fixtures and fittings including Hilary's blinds and Sharpes fitted bedroom furniture.

This popular development is now established with attractive open feel and communal parklands with play facilities. It lies away from the town's hustle and bustle, yet is still within a walkable distance of the town centre.

Lying on the extremity of the development overlooking a grassed open space, the property has long views down over the town to the sea and the abbey ruins on the headland. Built with modern insulation levels, it is also economic to run, so well worth a closer look.

From the path at the front, an insulated door opens into a hallway with a recessed store cupboard for shoes and coats. Doors open to the lounge and living kitchen and also to a WC cloakroom with a modern white suite.



The spacious lounge has a window to the front and a bay window to the side and is generously proportioned and ideal for family life accommodating large sofas and facing onto the green area at the front.



The living kitchen is the heartbeat of the house with an extensive range of fitted kitchen units with all the usual appliances and laminate worktops including a huge peninsular feature which doubles as a breakfast bar, Amtico tiled floor. A connecting door opens to a separate utility room with a half glazed door to the rear where further units house the laundry equipment.



There is however space for a dining table and chairs in the deep, square bay window to the side which has glazed double doors opening onto steps down into the patio and garden.



There is also a seating area with a window to the front overlooking the green space and down towards the town.

The stairs rise to the first floor where the landing runs the full depth of the house and has doors opening to



The master bedroom has windows to the front with wonderful sea views and a window to the side and generously sized with built-in wardrobes, carpet and a connecting door through to an ensuite shower room with a modern white suite and window to the side.



The second bedroom is also a good sized double room with a window to the front again with views towards the sea and is fitted with an extensive array of Sharpes bedroom furniture including carpet, wardrobes, drawers and cupboards. The final bedroom on the first floor is a large double room or twin bedroom but is currently used as a study with carpet and a window to the side.



There is also a house bathroom with a simple white suite

including a panel bath, low flush WC and wash hand basin. Amtico tiled floor and extractor fan.



The stairs rise to the second floor where there is a spacious landing, fitted carpet and a Velux to the rear and doors to 2 further double bedrooms, each with fitted Sharpes furniture and dormer windows commanding the best views down towards the sea.



This level of the house is served by a house shower room with a modern white suite and Velux rooflight to the rear.



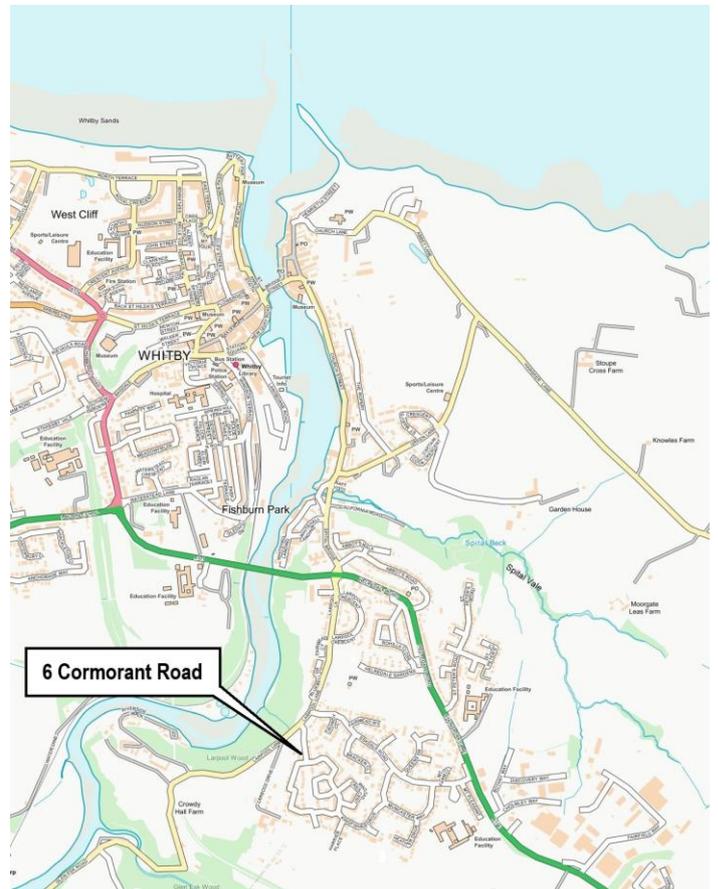
Outside

The house has a tarmacked driveway running across the rear which allows for off street parking for a couple of cars and leads up to

Garage & Store: A detached brick garage (19'0 x 11'0

plus an additional store area to the rear (11'0 x 5'6). The garage has an alarm, light and power and a tap lies on the rear of the house, close by.

The garden lies to the west of the house and is enclosed by walls and fence for privacy and shelter. The area nearest the house is paved with a broad west facing patio and a lawn lies beyond with flowering border. A recessed space to the rear of the garage offers useful outdoor storage.



GENERAL REMARKS & STIPULATIONS

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

Services: The house is connected to mains water, electricity, gas and drainage. The property has a gas fuelled boiler located in the utility room.

Directions: From the town centre, head up Bagdale, turning left at the mini-roundabout up Prospect Hill and cross the lights onto Whitby's new high level bridge. As soon as you cross the river turn right onto Larpool Lane. Drive along for about 500 yards until you find the junction on your left onto Cormorant Road. No.6 is the first house on your right hand side, marked by the Richardson and Smith 'For Sale' board.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

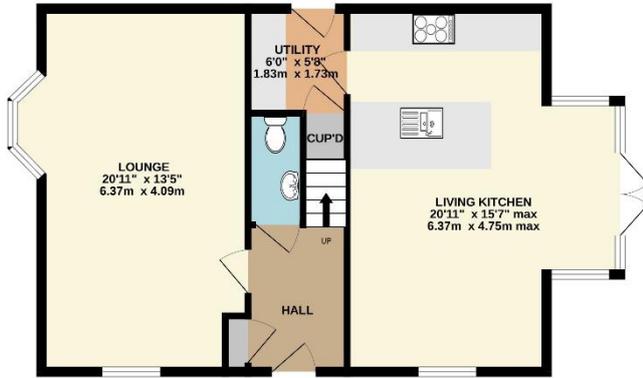
IMPORTANT NOTICE

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.

Tenure: Freehold. There is a modest annual payment of approx. £126.80 per annum for the upkeep and maintenance of communal areas within the estate.

Council Tax Banding: Band 'E'. Approx £2,977 payable for 2025-6. North Yorkshire Council. Tel 01723 232323.

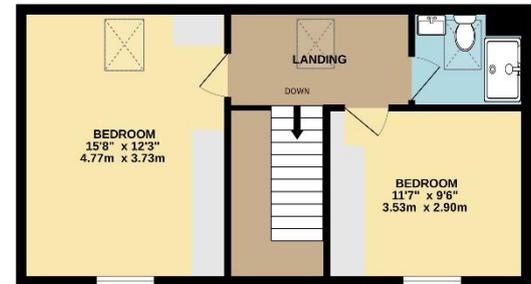
Post Code: YO22 4QA



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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