RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

36 QUEENS DRIVE, WHITBY

Whitby Town Centre Approx 1 mile

A WELL-PROPORTIONED 3 BEDROOM SEMI-DETACHED HOME ON A POPULAR RESIDENTIAL ESTATE ON THE EAST SIDE OF TOWN. WITH CONSERVATORY TO THE REAR, GARDENS AND DETACHED GARAGE THIS IS A GREAT FAMILY HOME.

Accommodation:

Ground Floor: Entrance Lobby, Lounge, Kitchen Diner, Conservatory. 1st Floor: 2 Double Bedrooms, Single Bedroom, Shower Room. Outside: Front & Rear Gardens. Garage & Driveway Parking.

Guide Price: £219,995

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RICS

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The Property Ombudsman

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

PARTICULARS OF SALE

Handily located on a quiet cul-de-sac this well-proportioned home is a short walk from local shops, primary school and close to the bigger supermarkets in the town. Well-presented throughout, the house has the benefit of uPVC double glazing throughout and gas central heating, gardens to front and rear, and a separate detached garage. A great family home!

Entrance Lobby: With uPVC part glazed entrance door, staircase to 1st floor and door into the …

Lounge: With central gas fire with a pine surround and connecting door to kitchen …

Kitchen: Having pine base units with laminated working surfaces, tiled splash-backs and matching wall cupboards over. There is an inset 1½ bowl stainless steel sink unit, integral gas hob and oven with extractor over, space for fridge freezer and plumbing for an automatic dish washer and washing machine. Under-stairs cupboard. The gas fired central heating boiler is situated here. There is a half glazed door giving side access and double doors into the….

Conservatory: With laminated floor, blinds and French doors to the rear garden.

First Floor

Landing: With access to the airing cupboard doors to the all rooms.

Bedroom 2: A double room to the rear.

Shower Room: Having a white suite comprising pedestal wash hand-basin, low level WC and quadrant shower with thermostatic fitting.

Bedroom 1: A double bedroom to the front overlooking the cul-de-sac.

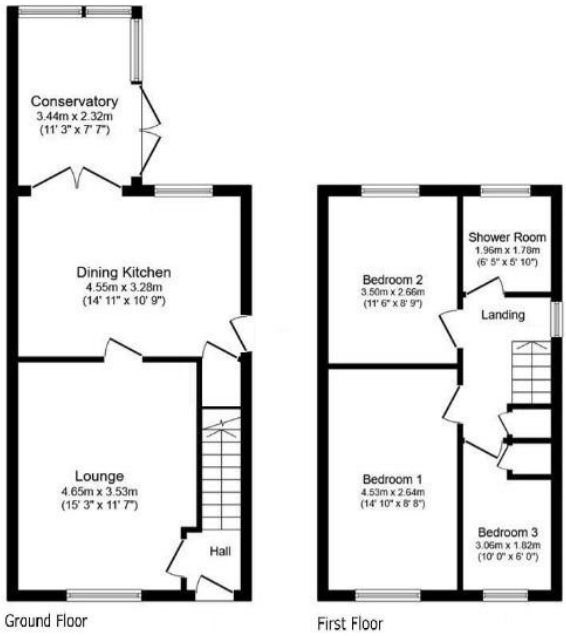
Bedroom 3: A single bedroom, again to front, with fitted cupboard.

Outside

To the front of the property there is small lawn set to grass with mature shrubs and path to the side.

To the rear there is another small garden set to lawn, with paved path to the side and patio area.

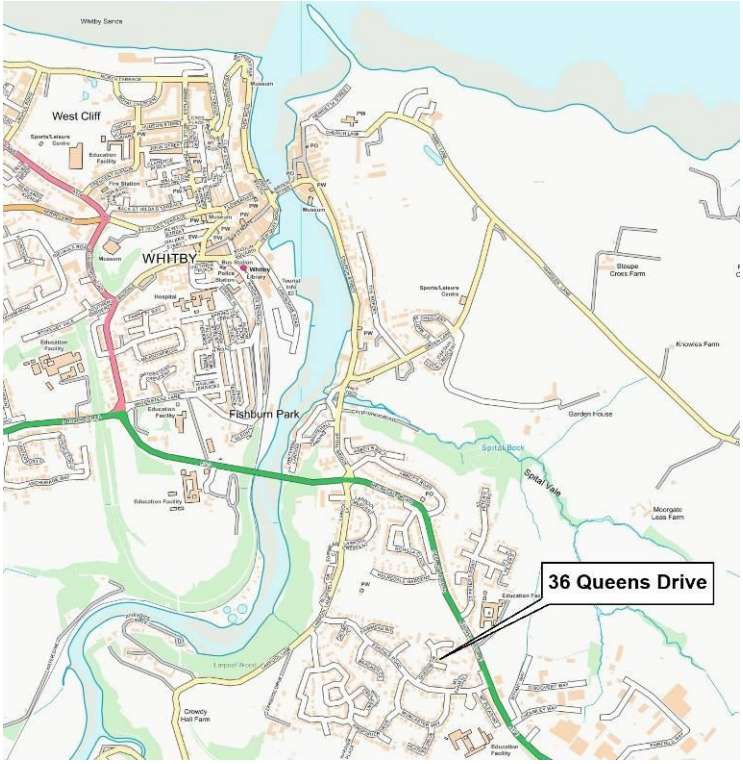
Single Detached Garage: With up and over door and light and power connected. Accessed from the private road off the adjacent side cul-de-sac.



GENERAL REMARKS

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.

Directions: From the town centre head towards Scarborough on the Helredale Road. As you approach the edge of town turn right onto Eskdale Road (just after East Whitby Primary School), following the road and taking the 2nd right onto Queens Drive. Follow the road down with the property being on the right after the first turning.



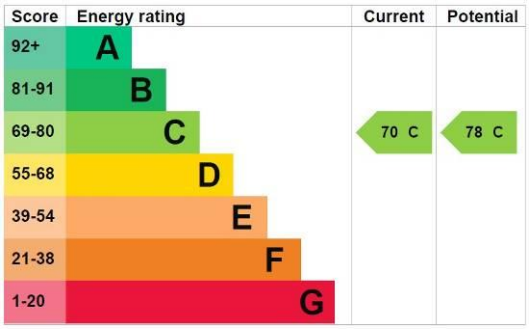
Services: The property is connected to mains water, sewerage, electric and gas. The gas central heating boiler is situated in the kitchen

What3words: evidence.outgrown.albatross

Council Tax: Band: 'C' Approx £2,150 payable for 2026/7. North Yorkshire Council 0300 1312131

Tenure: Freehold

Post Code: YO22 4HW



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.

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