



110 UPGANG LANE WHITBY

Whitby Town Centre 3/4 mile



A SPACIOUS, SEMI-DETACHED 4 BEDROOM HOUSE SITUATED IN A POPULAR LOCATION CLOSE TO WHITBY'S WEST CLIFF AND AFFORD VIEWS TO THE SEA FROM THE UPPER REAR WINDOWS. HAVING 2 RECEPTION ROOMS, CONSERVATORY AND GARDENS TO FRONT AND REAR, THIS OFFERS A FANTASTIC OPPORTUNITY TO PURCHASE A FOREVER HOME

Ground Floor: Entrance Hallway, Lounge, Kitchen, Dining Room, Conservatory, Rear Porch/Utility, W.C Store Room.

1st Floor: Landing, Bathroom 3 Double Bedrooms, Single Bedroom, Shower Room

Outside: Gardens to Front & Rear.

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PARTICULARS OF SALE

Set off the main road on Whitby's West Cliff, at the edge of the town, 110 Uppang Lane is a large stone built semi-detached house built by a local builder Percy Duck from local stone Extended to the side, the house now offers comfortable 4 bedroom accommodation with a bathroom and separate shower room upstairs, whilst downstairs there are 2 reception rooms plus a kitchen and conservatory.

The house has been adapted for disable use, with the former integral garage converted to provide lift access to the main bedroom and create a large store room but could easily be converted back if so desired.

There is ample off-street parking plus well-stocked gardens to both front and rear, this house is ideal for families or couples who would appreciate the attractive qualities of this desirable area. Local shopping lies just around the corner at The Parade, the golf course is just around the corner as well as the beach being just a short walk away.

Entrance Hall: Having a double-glazed entrance door, radiator and stairs to the first floor. There is an open archway to the disabled lift which serves the main bedroom upstairs.

Lounge: Having a gas fire set within an attractive stained pine fireplace, radiator, coving to the ceiling and a double-glazed window to the front.



Kitchen: Having a range of fitted wall and base units with an integrated electric oven, gas hob with extractor above, fridge and sink unit. There is also a radiator and double-glazed window to the rear.



Utility: Having space for a washing machine and dryer, with a double glazed entrance door and window to the rear. There are doors to the internal store room and to the WC.



Store Room: Created from the former integral garage this is a generous room which could be used to create an extra reception room/gym or home office. The gas CH boiler is situated here.

Separate W.C: Having a WC and wash hand basin.

Dining Room: Having a solid oak floor, radiator and an opening into the conservatory.



Conservatory: Off uPVC double-glazed construction with windows to the side and rear enjoying partial sea views, radiator, solid oak floor and double-glazed French doors opening onto the patio.



First Floor

Landing: Having a radiator and access to the roof space with a pull down ladder, doors to:

Bedroom: A single bedroom/box room with a radiator and double glazed window to the front.

Bedroom: A double bedroom having a built in wardrobe, radiator and double-glazed window to the front.

Bedroom: A double bedroom having part-panelled walls, radiator and a double-glazed window to the rear with sea views.



Bedroom: A large double bedroom having a radiator and a double-glazed window to the front. There are fitted wardrobes and a door into the bathroom. The disable lift from the ground floor comes into this room.



Bathroom: A generously sized room with doors from both the landing and large bedroom, and having a white 3 piece suite comprising a panel bath with mixer taps and shower head, pedestal wash hand basin and WC. There is also a radiator, extractor and double-glazed window to the rear.

Shower Room: Having a 3 piece suite comprising a step-in shower cubicle, wash hand basin and WC. Also there is a radiator, extractor and double-glazed window to the rear.



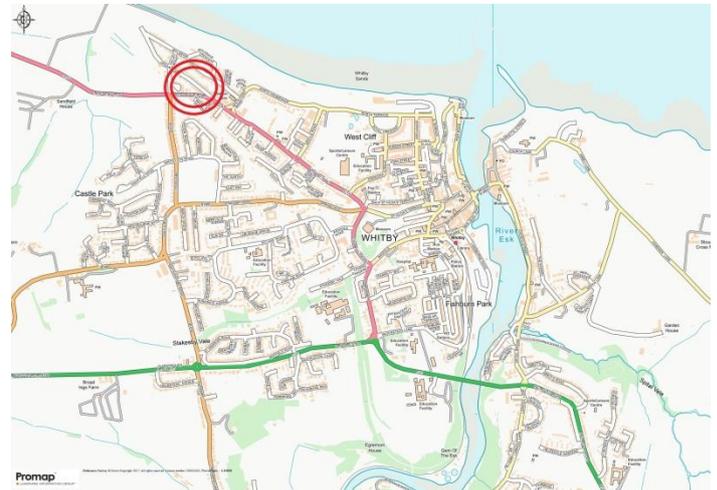
Outside

To the front there is block paved driveway providing ample parking, privet hedge, planted borders with walled boundary and gated access.

To the rear there is a stone flagged patio on the top tier with stone steps leading to a lawned area with planted borders and a decked area.

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.



What3words: absorbing.photo.guitar

Services: The property is connected to mains water, gas and electricity supplies, and to mains sewerage. The gas central boiler is in the store room.

Local Taxation: The house is band 'D'. North Yorkshire Council. Tel 01723 232323.

Tenure: Freehold **Post Code:** YO21 3JW

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1537 sq.ft. (142.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.

