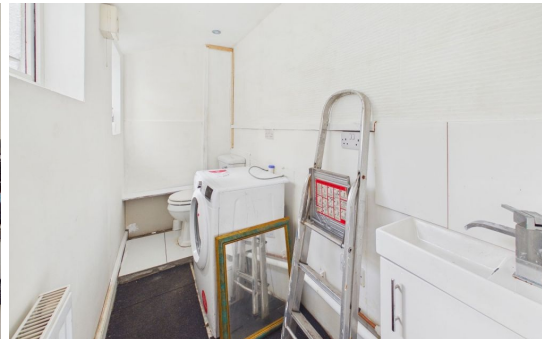




01947 601301

22 GEORGE STREET,
WHITBY

3 BED TERRACED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Victorian Terrace House on Fishburn Park
- Spacious Lounge with Bay Window
- Kitchen/Diner with High-Gloss Cabinets & Integrated Appliances
- 3 Bedrooms, 2 Bathrooms & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Enclosed Rear Yard with Gated Access
- Short Walk from the Town Centre & Amenities
- Chain-Free with Furniture & Furnishings available by Separate Negotiation

Type: **TERRACED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **1**

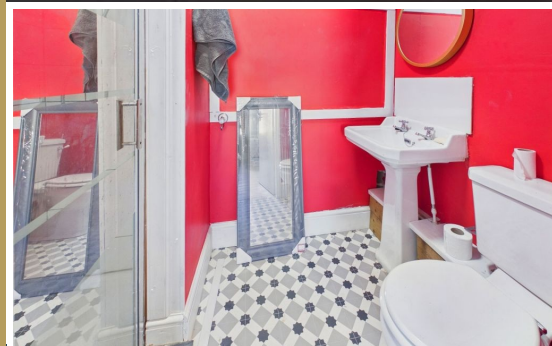
Parking: **ON ROAD PARKING**

Outside Space: **YARD**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



22 GEORGE STREET, WHITBY- 3 bed Terraced House -£189,950



Hope & Braim are delighted to present 22 George Street, a well-presented Victorian terrace house situated on the popular Fishburn Park, within a short walk of Whitby town centre and its wide range of amenities. The ground floor accommodation is arranged to a practical and sociable plan. A spacious lounge to the front of the property features a characterful bay window, providing an attractive outlook and a good degree of natural light. To the rear, the kitchen and dining room is fitted with high-gloss cabinetry and integrated appliances, offering a clean, contemporary finish that contrasts agreeably with the property's period exterior. A downstairs WC completes the ground floor provision. The first and second floors together provide three bedrooms alongside two bathrooms, offering a degree of flexibility that suits family occupation or use as a holiday base, subject to any applicable restrictions. Gas central heating and double-glazing are fitted throughout, ensuring comfortable and efficient living year-round. To the rear, an enclosed yard with gated access provides a private and low-maintenance outdoor space, a practical asset in a town centre setting of this kind. 22 George Street is offered chain-free, allowing for a straightforward and timely transaction. Furniture and furnishings are available by separate negotiation, presenting an opportunity to acquire the property in a ready-to-occupy condition with minimal additional outlay. Fishburn Park is a well-regarded residential address with ready access to the harbour, shops, restaurants, and the broader attractions that make Whitby one of the Yorkshire coast's most distinctive and enduring destinations.



22 GEORGE STREET, WHITBY- 3 bed Terraced House -£189,950



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

919 ft²

Reduced headroom

41 ft²

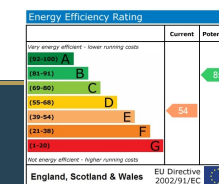
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

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.

