



**42 The Ropery, YO22**

Guide Price **£249,950**

**Hendersons.**  
Estate & Letting Agents

This beautifully presented three-bedroom semi-detached home, set within a popular residential area, offers comfortable and versatile living spaces, perfectly suited to a variety of buyers.

Upon entering, you are welcomed into a bright and inviting entrance hall leading through to the principal reception room — a light and spacious setting ideal for relaxation, with lovely harbour views enjoyed via the bay window. The well-appointed kitchen-dining room provides an excellent space for everyday family life and entertaining alike, with ample worktop and cupboard space, together with the added benefit of a separate utility room and downstairs W.C. just off.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation throughout, with the rear double bedroom enjoying views towards Whitby Abbey. The modern family bathroom is fitted with contemporary fixtures and comprises a bath, separate walk-in shower, wash basin and W.C.

Externally — and a particularly desirable feature in this area — the property benefits from a private driveway providing convenient off-road parking. The attractive rear garden features a paved patio, raised lawned area, and a further elevated seating terrace from which to take in the views.

Ideally positioned just a short stroll from the town centre and local amenities, this well-situated home presents an excellent opportunity for those seeking a balanced lifestyle in a convenient and highly regarded location.

**Tenure:** Freehold







## Hendersons Estate Agents

22 - 23 Flowergate, Whitby, North Yorkshire YO21 3BA

T: 01947 602626

hello@myhendersons.co.uk

myhendersons.co.uk

# Hendersons.

Estate & Letting Agents