



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## 25 DERWENT ROAD, WHITBY

*Whitby Town Centre 1 mile*

*Sandsend 2 miles*

*(All Distances are approximate)*



**A SPACIOUS 3 BEDROOM CHAIN FREE SEMI-DETACHED HOUSE POSITIONED ON THE WESTERN EDGE OF THE TOWN ON A POPULAR RESIDENTIAL ESTATE. WITH GARDENS TO FRONT AND REAR, OFF ROAD PARKING AND BEING WELL-PRESENTED THROUGHOUT, THIS IS A GREAT AND AFFORDABLE FAMILY HOME**

Accommodation:

Ground Floor: Hallway, Lounge, Dining Kitchen.

1<sup>st</sup> Floor: Landing, 2 Double Bedrooms, Single Bedroom, Shower Room, Separate W.C.

Outside: Gardens to Front and Rear, Driveway

**Guide Price: £195,000**

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## **PARTICULARS OF SALE**

25 Derwent Road is a former RAF brick-built semi-detached house dating from about the 1960s in a popular residential estate. The property has been very well maintained and benefits from all modern conveniences including uPVC double glazing and gas central heating and is offered with vacant possession and no forward chain.

This estate is on the western side of the town, near local amenities and with walking distance of the local primary school.

From the path the uPVC entrance door opens to the entrance hall which has doors off to kitchen and lounge, and staircase off to the 1<sup>st</sup> floor.



The lounge is L-shaped with dining area and seating area and runs the depth of the house with windows to the front and out over the rear garden. There is a focal modern gas fire.



The kitchen is fitted with a modern range of shaker style units with base and wall cupboards, laminated working surfaces with inset sink unit and decorative tiled splash backs. There is an integral oven and gas hob with extractor over, plumbing for an automatic washing machine and space for a fridge freezer. There is a breakfast bar fitted and door to the side path and window overlooking the rear garden.



## **First Floor**

The staircase rises to landing which has doors off to all rooms and where the airing cupboard is situated which in which is positioned the gas central heating boiler.



Bedroom 1 is a large double room with a window to the front and a range of fitted bedroom furniture and a recessed cupboard.



Bedroom 2 is again a double room with a window to the front and a recessed wardrobe.

Bedroom 3 is a single bedroom with a window to the rear and a recessed wardrobe.



The shower room has a modern white suite with large walk-in shower unit with thermostatic shower, wet walling, hand basin with vanity unit and a window to the side. There is a separate W.C.

**Outside**

The front garden is set to lawn with wooden fencing to the borders and concrete drive to the side.

The south facing rear garden has a patio area behind a low brick wall with lawn beyond with fenced boundaries.

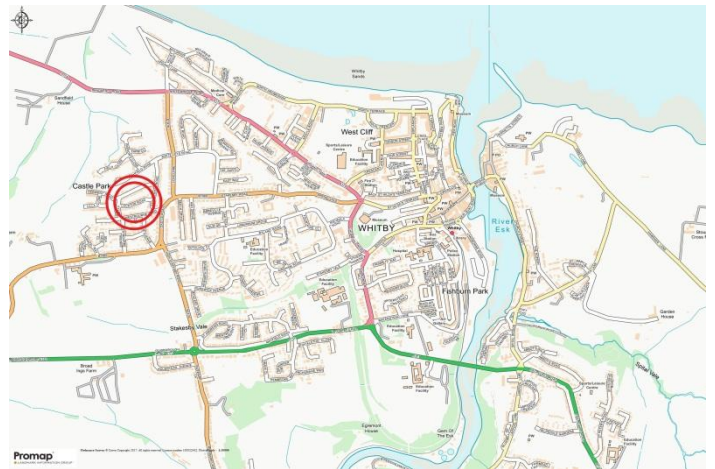


**IMPORTANT NOTICE**

*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.*

**GENERAL REMARKS AND 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:** conforms.embellish.wicket



**Services:** The house is connected to mains water, electricity, gas and drainage. .

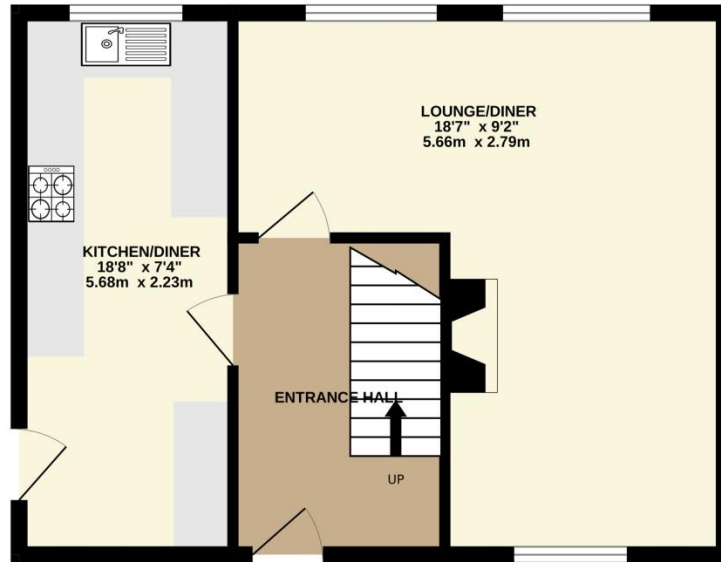
**Tenure:** Freehold

**Council Tax Banding:** Band 'C' approx. £2,150 payable for 2025/6. North Yorkshire Council. Tel 01723 232323.

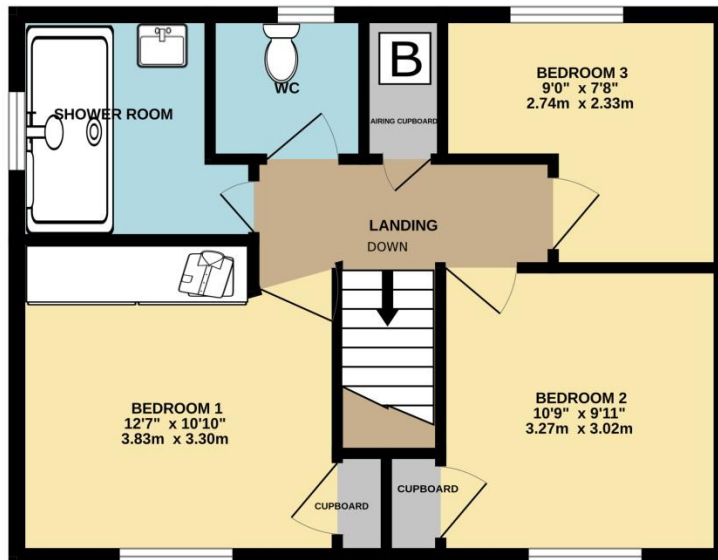
**Post Code:** YO21 3LZ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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