

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

4 EAST WAY, WHITBY

Whitby Town Centre $\frac{3}{4}$ miles (approximate)



A NICELY PROPORTIONED, 2 BEDROOM, SEMI-DETACHED HOUSE, SET IN THIS QUIET CUL-DE-SAC ON THE WEST SIDE OF WHITBY. WITH GARDENS TO FRONT AND REAR, THIS HOUSE HAS 2 GOOD BEDROOMS AND A MODERN FITTED KITCHEN AND BATHROOM. WITH GAS CENTRAL HEATING AND DOUBLE GLAZING, THIS IS IDEAL FOR FIRST TIME BUYERS AND INVESTORS.

Accommodation:

Entrance Hall, Lounge, Dining Room, Kitchen, Side Lobby.

First Floor: 2 Double Bedrooms and Bathroom. Gardens to front and rear.

OFFERS ON: £195,000

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PARTICULARS OF SALE

4 Eastway is a well-proportioned brick semi-detached house providing 2 double bedrooms and two reception rooms plus a modernized kitchen and bathroom. The house has uPVC double glazing and gas central heated fitted With low maintenance gardens to the front, generous gardens to the rear and off road parking for 2 cars this is the perfect starter home or a well-proportioned house to downsize to. Within walking distance of local amenities and a short drive to the town centre this is should be viewed to be appreciated.

Approached via the path through the front garden a part glazed entrance door opens into...



Entrance Hall: With a staircase rising to the first floor and an under-stairs storage cupboard. Fitted carpet and coat hooks. Form here paneled style doors open to ...

Lounge: 16'0 x 11'3 A good reception room with a wide uPVC double-glazed window facing out over the garden to the rear and having plantation style shutters. The focal point of the room is the stove style gas fire set on a marble style hearth.

Dining Room: 10'2 x 9'3 (max) With a uPVC double glazed window facing over the front garden with plantation shutters fitted, and a built-in cupboards.. An archway opens through to...



Kitchen: 16'1 x 5'2 A galley style kitchen fitted with a modern range of white gloss fronted base and wall kitchen units under a laminate work surface. Fittings including a stainless steel sink unit, integral electric oven with gas hob and stainless steel extractor over, automatic washing machine point, plus space for a refrigerator. A uPVC double-glazed window faces to the side again with plantation style shutters. The gas central heating boiler is situated here

Side Lobby: With a part glazed uPVC external door to the side of the house and a uPVC double glazed window to the front.

1st Floor:

The staircase rises from the entrance hallway to the first floor landing and ceiling hatch to the roof void. From here there are doors to:

Bedroom 1: 13'1 (16'2 into recess) x 9'0 A double bedroom with a wide uPVC double-glazed window looking out to the front and a cupboard over the stairs. There are fitted mirrored wardrobes to one wall, and plantation shutters fitted



Bedroom 2: 11'11(max) (9'10 min) x 9'9 A second bedroom with a uPVC double glazed window facing out over the rear garden. There is a recessed airing cupboard with linen shelving.

Bathroom: 6'3 x 5'4 With a modern white suite comprising low flush WC, pedestal wash basin and d-shaped panel shower-bath with Gainsborough electric shower over. Part tiled walls, fitted vinyl flooring and uPVC double glazed window to the rear



Outside

To the front of the property is a low maintenance gravelled garden set behind a low brick wall and off-road parking for two cars. A path runs to the side of the house, where there is a side entrance door, and leads to the rear garden which is larger with a 2 timber garden sheds, paved patio area and areas grassed for lawn with shrub borders.



GENERAL REMARKS AND STIPULATIONS

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 Richardson and Smith's offices head away from the town centre, turning right at the mini-roundabout onto Chubb Hill and then left onto Stakesby Road. Turn right onto White Leys Road at the rugby club and then right again onto East Way. No.4 lies on your left hand side where marked by the 'For-Sale' sign.

What3words: graduated.turkeys.instincts

Services: The property is connected to mains water, gas, electricity and drainage. Heating is provided by a gas central heating boiler situated in the kitchen.

Council Tax Banding: 'B' North Yorkshire Council
Tel 01723 232323.

Post Code: YO21 3PE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Call us for a free appraisal of your property if you are considering selling



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