



01947 601301



6 MOUNT PLEASANT, WHITBY

4 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Extended Semi-Detached House with a Garden
- Open Plan Living with a Log Burner & French Doors
- Separate Kitchen with Fitted Cabinets & Integrated Appliances
- Downstairs Bedroom, WC & Utility Room
- 3 Bedrooms, Study & 1 Bathroom Suite
- Large Loft Room with Velux Window & Storage
- Gas Central Heating & Double-Glazing Throughout
- Front Lawned Garden & Rear South-Facing Patio
- On Street Parking & Close to Amenities

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 2

Parking: ON ROAD PARKING

Outside Space: GARDEN, PATIO

Tenure: FREEHOLD

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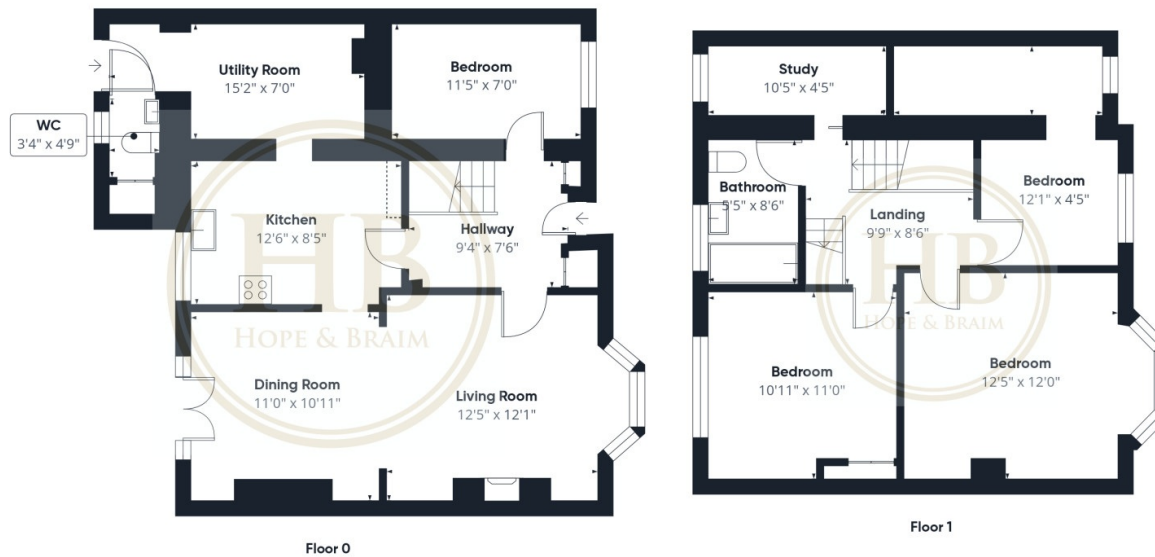
6 MOUNT PLEASANT, WHITBY- 4 bed Semi-Detached House -£235,000



Hope & Braim are delighted to present this extended semi-detached house on Mount Pleasant, Whitby, offering a versatile and well-considered layout across two floors, with outdoor space to both front and rear. The ground floor opens into an open-plan living area centred on a log-burning stove and French doors that lead out to the rear patio, a practical and appealing arrangement for everyday living and informal entertaining. A separate kitchen is fitted with cabinets and integrated appliances, keeping cooking and living spaces neatly defined. A downstairs bedroom adds considerable flexibility to the layout, supported by a ground floor WC and a separate utility room that keeps household practicalities well contained. To the first floor, three bedrooms and a study provide generous accommodation, served by a well-appointed bathroom suite. The study offers useful dedicated workspace or may equally serve as a nursery or hobby room depending on the requirements of the occupier. There is also a large loft room with a Velux window and built-in storage that is accessed via a fixed staircase off the first floor landing. Gas central heating and double glazing are fitted throughout, providing reliable comfort and efficiency year-round. Outside, a lawned garden sits to the front of the property, whilst the south-facing patio to the rear makes the most of natural light through the afternoon and into the evening. On-street parking is available, with a range of Whitby's amenities within convenient walking distance.



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Approximate total area⁽¹⁾
1317 ft²
Reduced headroom
75 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - higher running costs	D		
Not very energy efficient - higher running costs	E		
Least energy efficient - higher running costs	F		
Very least energy efficient - highest running costs	G		
<small>Not energy efficient - higher running costs</small> <small>England, Scotland & Wales</small>		78	62

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.

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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.

