

3 Southlands Avenue, YO21

Guide Price **£360,000**

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Occupying a generous plot within an established and sought-after residential area of Whitby, this substantial detached dormer bungalow offers an impressive amount of space, a wonderfully large rear garden and highly versatile accommodation extending to approximately 1,361 sq ft.

The property has clearly been a much-loved home and, whilst now offering an opportunity for some reconfiguring and personalisation, its proportions, layout and outside space provide excellent foundations for the next owner to create something really special.

The ground floor offers particularly flexible living. There are two separate reception rooms, allowing plenty of space for both everyday family life and entertaining, alongside a well-proportioned kitchen which leads through to a bright sunroom overlooking the garden. This provides a lovely connection between the house and its outside space and is an ideal spot from which to enjoy the garden throughout the year.

Also positioned on the ground floor is a generous double bedroom, bathroom and separate WC. This arrangement makes the property particularly appealing to those looking for predominantly single-level living, whilst retaining additional accommodation upstairs.

The first floor provides two further good-sized bedrooms, both with useful eaves storage, together with a second bathroom. The versatility of the accommodation means the property could work equally well for a family, those looking to downsize without compromising on space, or buyers wanting additional rooms for visiting family, hobbies or working from home.

Outside is where the property really comes into its own. To the rear lies a particularly generous and established garden, predominantly laid to lawn and bordered by mature trees, shrubs and planting. Its size is increasingly difficult to find and provides a fantastic space for gardening, entertaining or simply enjoying a greater degree of privacy.

To the front, a substantial block-paved driveway provides ample off-street parking and leads to the attached single garage, adding further practicality and storage.

Well positioned for access to Whitby's amenities whilst enjoying the space and quieter surroundings of an established residential setting, this is a property with an enormous amount to offer

Council Tax Band: D

Tenure: Freehold























Hendersons Estate Agents
22 - 23 Flowergate, Whitby, North Yorkshire YO21 3BA
T: 01947 602626
hello@myhendersons.co.uk
myhendersons.co.uk

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