

# RICHARDSON & SMITH

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## 6 MOUNT PLEASANT, WHITBY

*Whitby Town Centre 1 mile  
(Distance is approximate)*



**AN EXTENDED SEMI-DETACHED 4 BEDROOM HOME AND GARDENS, SITUATED ON RESIDENTIAL CUL-DE-SAC CLOSE TO THE EDGE OF THE TOWN. THE PROPERTY IS CONVENIENTLY FOR SHOPS, PRIMARY SCHOOL AND OTHER AMENITIES AND OFFERS A GREAT OPPORTUNITY TO CREATE A FAMILY HOME**

Accommodation:

Ground Floor: Hallway, Living Room, Dining Room, Kitchen, Utility, W.C, Double Bedroom.

First Floor: 2 Double Bedrooms, Single Bedroom, Study, Bathroom

Attic Room

Gardens to Front and Rear

**OFFERS ON £247,500**

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## **PARTICULARS OF SALE**

6 Mount Pleasant is situated on a quiet cul-de-sac of similar properties, close to the edge of the town, local schools and many amenities. The property has been extended by the Vendors to create a spacious home with the benefit of gas central heating with a new modern boiler and uPVC double glazing throughout. There are gardens to the front and with low maintenance patio to the rear, previously off-road parking, which could be re-instated if desired. A short walk from East Whitby Primary School, local supermarkets and other outlets with great access to the Scarborough road, this is a property is a great opportunity to create a lovely family home.

The accommodation comprises:

### **Ground Floor**

**Hallway:** With staircase to first floor, under-stairs cupboard and doors off to the:

**Kitchen:** Fitted with a suite of attractive base cabinets and wall cupboards, with space for oven with extractor over, tiled splash backs and stainless steel sink unit. There is space for a fridge freezer and window overlooking the back patio. An open arch leads to the utility area where there are further units and plumbing for an automatic washing machine, separate w.c (within which the gas central heating boiler is situated) and door to the rear. A door from the kitchen door opens through to ...



**Dining Room:** To the rear with patio doors to the rear, with laminate flooring and open arch into the lounge.

**Lounge:** A spacious room to the front of the property with bay window overlooks the front garden. There is central multi-fuel stove with a Oak mantle.

**Double Bedroom:** Off the hallway with window to the front.



### **First Floor**

**Landing:** With panel doors and steep built-in staircase to the attic store.



**Bedroom :** A double bedroom with a uPVC double glazed window facing to the front.



**Bedroom:** A double bedroom with uPVC double glazed window to the rear, with fitted cupboard

**Bedroom:** A single room to the front, with built in cupboard and extra storage space/bed space off in the extended part of the property.

**Bathroom:** Having a white suite comprising p-shaped panel bath with screen and thermostatic shower, pedestal hand basin and low level w.c. There is half tiling to the floor and full tiling to the walls. Chrome heated towel rail.

**Study:** With sliding door and window to the rear.

**Attic Room:** With steep staircase from the landing, under-eaves storage and Velux roof-light.



**Outside**

The front garden is principally laid to lawn with borders planted with flowers and mature shrubs behind a low wall with wrought iron gate. The rear garden is largely paved allowing for easy maintenance and to catch the afternoon sun. There are high panel fences for privacy and a gate to the rear.



## GENERAL REMARKS & 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 Whitby, head out of town onto A171 moor road towards Scarborough. Pass by the cemetery and through the pedestrian crossing, taking the next right turn on to Eskdale Road before turning immediately left on to Mount Pleasant. No 6 is on the left hand side of the cul-de-sac, marked by a Richardson & Smith board.

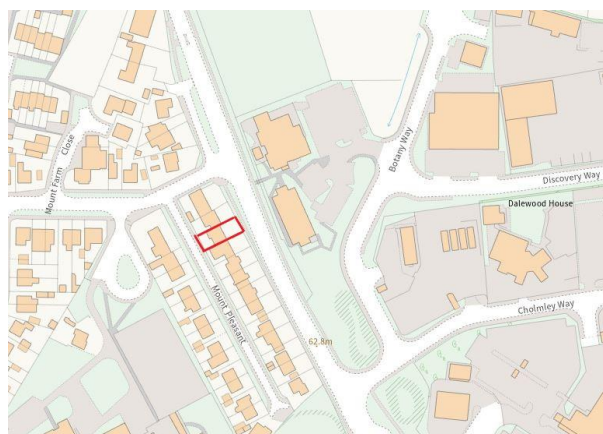
**Services:** The property is understood to be connected to mains water, gas, sewage and electricity. The gas central heating boiler is positioned in the w.c on the ground floor.

**Council Tax Banding:** The property is band 'C' for council tax. North Yorkshire Council. Tel: 0300 1312131

**Post Code:** YO22 4HT

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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