



01947 601301



9 LILLA CLOSE,
WHITBY

2 BED TERRACED HOUSE



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PROPERTY FEATURES

- Terraced House with a Conservatory & Garden
- Lounge/Diner with Fireplace & Patio Doors
- Galley Kitchen with Fitted Pine Cabinets & Breakfast Bar
- 2 Bedrooms with Built-In Wardrobes
- 1 Modern Bathroom with 3-Piece Suite
- Gas Central Heating & Double-Glazing Throughout
- Generous Rear Garden with Patio, Greenhouse & Sheds
- Scope to create Off-Street Parking, subject to Planning Permission

Type: **TERRACED HOUSE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **ON ROAD PARKING**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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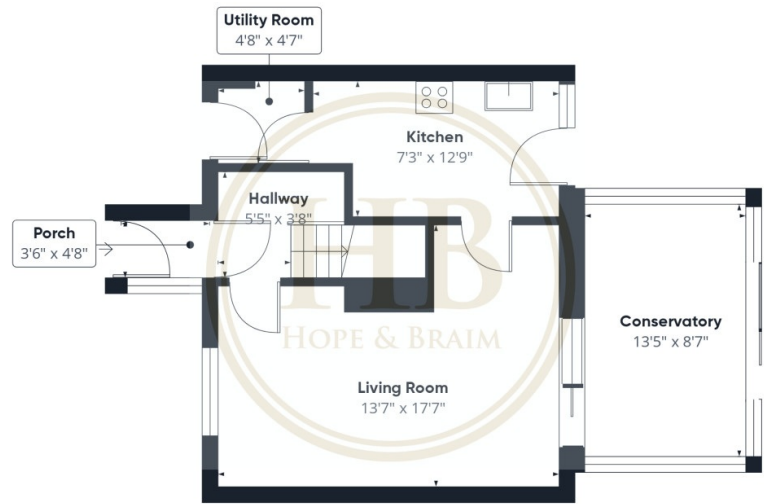
9 LILLA CLOSE, WHITBY- 2 bed Terraced House -£209,950



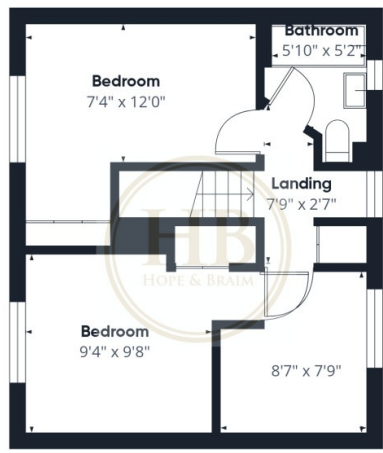
Hope & Braim are delighted to present this well-maintained terraced house, situated on Lilla Close within a popular residential development on the western edge of Whitby. A practical and thoughtfully arranged two-bedroom home, the property offers comfortable accommodation throughout, together with a generous rear garden and the potential to create off-street parking, an improvement already undertaken by neighbouring properties. The ground floor opens into a lounge and dining room, a sociable and well-proportioned space featuring a fireplace as its focal point and patio doors that connect directly to the conservatory. The galley kitchen is fitted with pine cabinetry and incorporates a breakfast bar. The property has been extended by the addition of a conservatory that extends the living space further, offering an agreeable outlook over the garden across the seasons. To the first floor, two bedrooms are both fitted with built-in wardrobes, maximising storage without compromising room dimensions. Currently the principal bedroom has been divided into two rooms but can be easily refigured back into one bedroom as originally designed. A modern bathroom suite completes the upper floor accommodation. Gas central heating and double glazing are installed throughout, providing a warm and energy-efficient base from which further improvements can be made to personal taste. Outside, the rear garden is a particular asset, generously sized, with a patio area immediately off the conservatory, a greenhouse, and additional storage sheds. Whether given over to cultivation, relaxation, or family use, the space offers genuine versatility. Lilla Close sits on the western edge of Whitby within straightforward reach of the town centre, local schools, and everyday retail. The estate is a well-established and settled community, making this an appealing proposition for first-time buyers, downsizers, and investors alike.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
839 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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