RICHARDSON & SMITH
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3 FROBISHER DRIVE
WHITBY

Whitby Town Centre ½ mile



A MODERN 2 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A POPULAR LOCATION ON THE WEST SIDE OF THE TOWN. IN NEED OF SOME UPGRADING AND DECORATIVE IMPROVEMENT THIS COULD BE AN IDEAL SMALLER FAMILY HOUSE OR FIRST TIME BUYER PROPERTY

Accommodation:
Hallway, Lounge, Kitchen Diner, Conservatory.
Landing, 2 Double Bedrooms, Bathroom.
Outside: Gardens to Front and Rear, Garage and Forecourt Parking

Guide Price: £189,950

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PARTICULARS OF SALE

Situated on a popular estate on the west side of the town, this spacious 2 bedroom semi-detached home is the ideal opportunity for the first time buyer or perhaps those looking to downsize. Although in need of some upgrading and decorative improvement the rooms are of generous proportions with the bonus of a conservatory to the rear. The house has modern gas central heating and uPVC double glazing throughout

Externally, the property has a private garden to the rear with a small garden to the front, a garage plus forecourt parking available which is immediately outside of the property.

Close to schools and a short walk into the town centre whilst being handily place for the surrounding countryside, this is worthy of serious consideration.

Accessed through the front door into the…

Entrance Hall: With a stair case to 1st floor and opening into….

Lounge – A generous reception room with a window facing onto to the front garden. There is a large understairs cupboard and door into the ….



Kitchen Diner – To the rear the kitchen has base and wall units with laminated working surfaces and inset stainless steel sink. There is space for oven (with extractor over), space and plumbing for an automatic washing machine and space for a fridge. The Worcester gas central heating boiler is situated here. There are sliding patio doors into the….



Conservatory – Of uPVC double glazed construction with windows facing onto to the rear garden and patio doors leading out to the same.



1st Floor

The staircase rises from the entrance hall up to the landing with hatch to the loft and doors to all the rooms.



Bedroom 1: A generous double bedroom with a window to the rear views over the estate to the countryside beyond.



Bedroom 2: Again, a generous double bedroom with two windows to the front and built-in storage cupboard. There a view up the lower Esk Valley from the windows



Bathroom: Having a white suite comprising panel bath, low flush WC and wash hand basin. There is half full tiling to the walls.



Outside

To the front of the property there is a small garden laid to lawn with borders to the side.



The rear garden is again set to lawn with conifers to one side and a mature shrub to the other. There is a shed to the wooden shed to one end of the garden. At the end of the garden is access to a single garage with parking to the front and which is accessed off Anchorage Way.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss 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 R & S offices, travel up Bagdale toward the mini-roundabout turning left up Prospect Hill. At the traffic lights turn right onto Mayfield Road and then turn first left onto Pembroke Way following the road around. Tun left before the bend onto Anchorage Way, then immediately right onto Frobisher Drive with the property on the left.

What3words: stall.mothering.jogging

Services: The house is connected to mains water, electricity, gas and drainage. The property has gas central heating with a boiler located in the kitchen

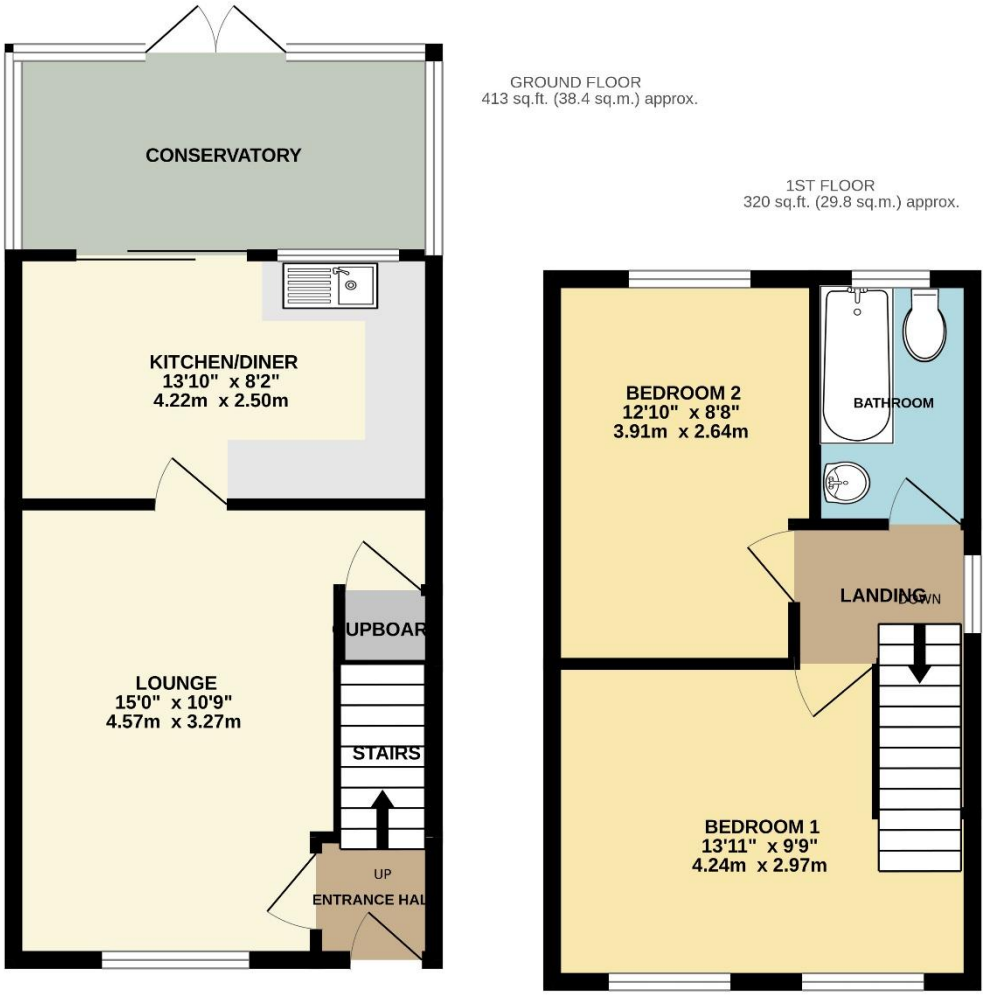
Council Tax Banding: Band 'C'. Approx £2,150 for 2026/7. North Yorkshire Council. Tel 01609 780 780.

Tenure: Freehold. **Post Code:** YO21 1NX



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 : 734 sq.ft. (68.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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