



RICHARDSON & SMITH

Chartered Surveyors

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• Valuers

• Estate Agents

17 CASTLE ROAD WHITBY

Town Centre ¾ mile



A SPACIOUS WELL MAINTAINED 1930'S SEMI-DETACHED HOUSE WHICH HAS BEEN EXTENDED TO THE REAR AND NOW INCLUDES 2 RECEPTION ROOMS, 3 DOUBLE BEDROOMS (2 EN-SUITES & SEPARATE WET ROOM) ALONG WITH A LARGE WORKSHOP & GARAGE, OFF STREET PARKING AND GARDENS TO THE FRONT & SIDE.

HANDY FOR LOCAL SHOPS AND AMENITIES WHILST BEING WELL POSITIONED FOR ACCESS TO THE SURROUNDING AREA.

Accommodation:

Ground Floor: Entrance Porch, Hallway with Wet Room, Lounge

Dining Room, Snug, Kitchen

1st Floor: Landing, 2 Double Bedrooms with En-Suites, Double Bedroom.

Outside: Gardens To Front And Side. Rear Yard, Ample Parking, Large Detached Garage Workshop

Guide Price £315,000

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PARTICULARS OF SALE

Having been extended the rear, this well-presented 3 bedroom semi-detached family home offers spacious living in a popular location on the edge of the west side of the town. This large and spacious home has a large airy lounge with separate connected dining room, snug and kitchen, 3 double bedrooms, 2 with en-suites whilst the third has the use of the downstairs wet room – ideal for family or visitors. There is also the advantage uPVC double glazing and gas central heating throughout

Externally there is ample off street parking, a large garage workshop and attractive gardens to the front and side whilst there are local amenities close by including a supermarket, primary school amongst others whilst there is good access to the town centre and the surrounding area.

Through a wrought iron gate a concrete pathway leads to the

Side Entrance Porch – Of brick construction with uPVC door and windows which leads in to the

Hallway: With staircase to the 1st floor, wet room/w.c off, and panel doors to the....



Lounge - A very good-sized room with large bay window (including French doors) which overlooks the front garden, further side window, focal gas fire (not working) set within an stone surround and double doors through to the....



Dining Room – Again spacious room, with wall mounted gas fire (not working), useful under-stairs cupboard and open arch into the...



Snug/Sitting Area: Having laminated floor, window overlooking the rear yard and large sky light.

Kitchen: Having high gloss units with laminated working surfaces with inset stainless steel sink unit, tiled splash-backs and matching wall units. There is a range in integral appliances including fridge and freezer, and dish washer. There is space for a gas oven and door to the rear



1st Floor

The staircase rises from the entrance hall up to generous and open landing. There is access to the large attic with drop down ladder and where is situated the high-pressure hot water cylinder and the Worcester gas central heating boiler. From the landing doors opening to ...

Bedroom—A double bedroom with bay window to the front, currently used as an office.



Bedroom: A double room to the front of the house, with some fitted wardrobes and concealed doors into the

En-Suite Bathroom: Having a white suite including bath with thermostatic shower and screen, hand-basin & w.c

Double Bedroom: Again a good-sized double room with window overlooking the rear garden. Off the here is another



En-Suite Bathroom – Having a white suite comprising P-shaped bath with shower & screen over, WC and hand basin within modern high gloss vanity units and heated towel rail



Outside

The front of the property is generous well-tended garden set behind a wrought iron fence which connects to the side garden.



To the rear of the property is an enclose rear yard which leads into the ...

Large Detached Workshop Garage: With up and over door, courtesy door, double glazed windows and plumbing for an automatic washing machine and drier.



To the front of the garage is off-road parking and space that has previously been used as hard standing for a small boat and horse box.



GENERAL REMARKS AND 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.

Services: The house is connected to mains water, electricity, gas and drainage. The property has a Worcester gas fired boiler situated in the attic.

What3Words: spins.lighten.lurching

Tenure: Freehold.

Council Tax Banding: Band ‘C’. North Yorkshire Council.
Tel 01609 780 780

Post Code: YO21 3NQ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		



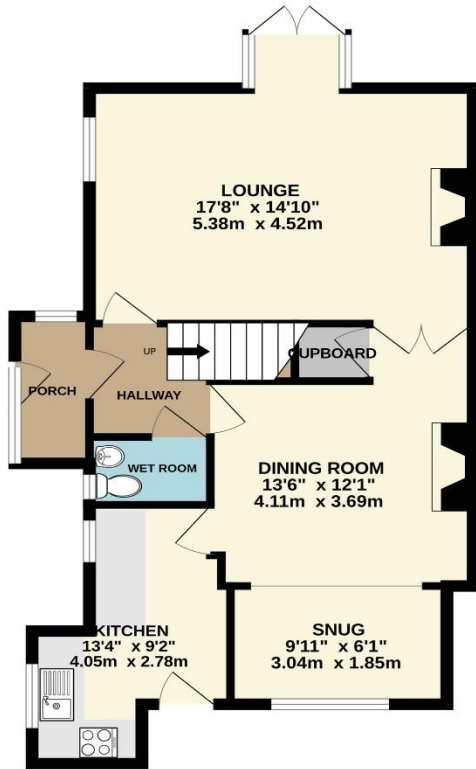
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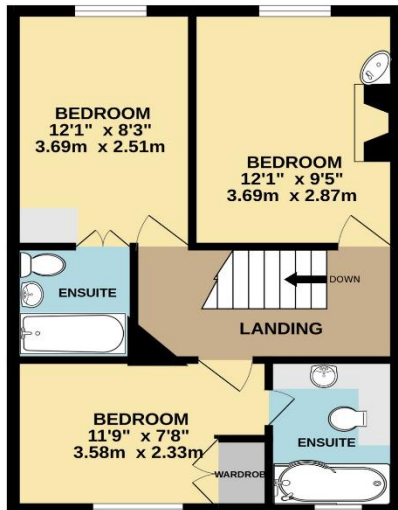
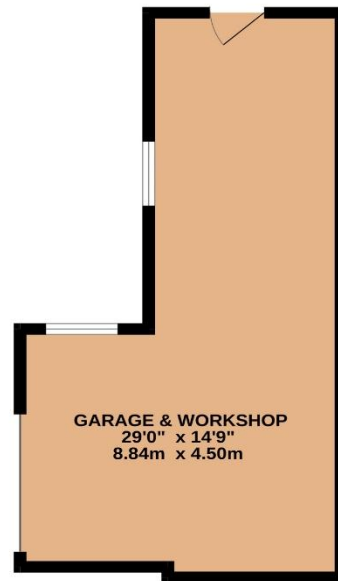
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GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.

TOTAL FLOOR AREA : 1373 sq.ft. (127.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.