



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

5 DRAKE CLOSE, WHITBY

Whitby Town Centre ½ mile



A MODERN 3 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A CUL-DE-SAC LOCATION CLOSE TO THE EDGE OF TOWN WITH VIEWS TO THE REAR OVER OPEN COUNTRYSIDE. WITH A GARAGE AND GARDENS THIS COULD BE AN IDEAL PROPERTY FOR A YOUNG FAMILY.

Accommodation:

Hallway, Kitchen Diner, Lounge. Landing, Double Bedroom, 2x Single Bedrooms, Bathroom.
Outside: Landscaped front garden. Garage and driveway. Garden to rear.

Guide Price: £235,000

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PARTICULARS OF SALE

A 3 bedroom semi-detached house which enjoys a great open aspect to the rear, with views over open fields up towards the moors.

Externally, the property has a private garden to the rear and a landscaped forecourt garden, plus a driveway leading up to a garage.

Within walking distance of the town centre and handy for the schools, this would make a great home for a young family with 2 evenly sized additional bedrooms to the master and lying off the main road.

Accessed through the front door into the...

Entrance Hall: With a recessed cupboard under the stairs, laminate flooring and doors opening to.



Kitchen Diner – Facing the front, the kitchen has a simple arrangement of units with spaces for appliances and a stainless-steel sink unit. The gas central heating boiler lies in this room and there is sufficient space for table and chairs. Laminate flooring.



Lounge – A substantial reception room with a wide window facing onto to the rear garden and a half-glazed door leading out to the same. Laminate flooring

1st Floor

The staircase rises from the entrance hall up to an L-shaped landing with hatch to the loft and pine panelled doors opening to all the room, as well as to an airing cupboard.



Bedroom 1: A double bedroom with a window to the front and a recessed wardrobe and separate recessed cupboard.



Bedroom 2: A single bedroom with window to the rear.

Bedroom 3: A second single bedroom similar to bedroom 2.



Bathroom: with tiled walls and a window to the side, the modern bathroom has a white suite comprising panel bath with shower over and folding shower screen, low flush WC and wash hand basin.

Outside

The front of the property faces east and the forecourt garden has been landscaped for ease of maintenance. At the side the property has a brick driveway providing off-street parking and leading up to ...

Garage: a single garage with light and power connected and a half glazed door to the rear, opening into the garden. The garage has a wooden bench and shelving built-in.



The rear garden faces to the south and west and is enclosed by a high fence with a gate to the side opening onto a public path that runs down the side of the property. The garden has a paved patio and a small lawn with wooden store and a climbing frame including a slide and a sandpit.



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 and rising up to Prospect Hill. Turn right at the traffic lights onto Mayfield Road and then turn first left onto Pembroke Way following the road around until you find Drake Close on your right hand side. The property is the fourth on the left, marked by the Richardson and Smith signboard.



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 1RG

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.





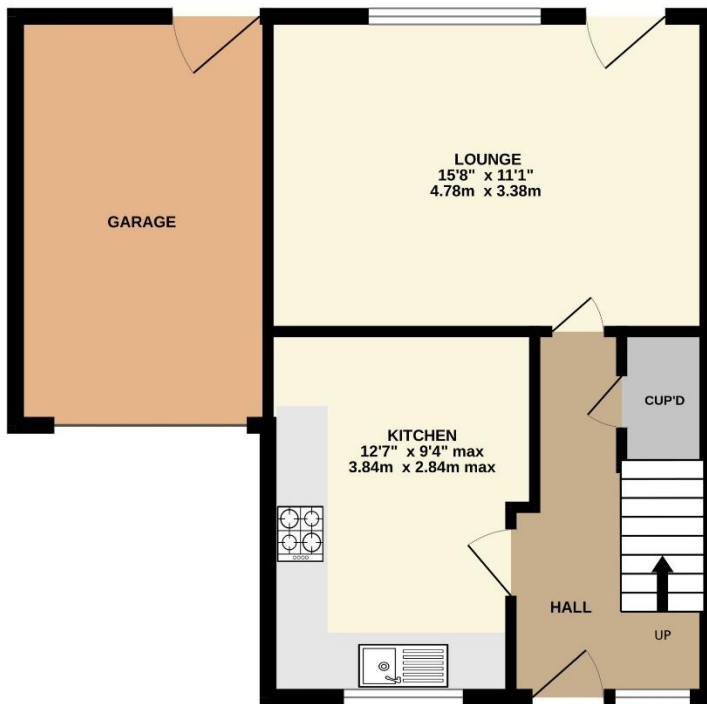
RICHARDSON & SMITH

Chartered Surveyors

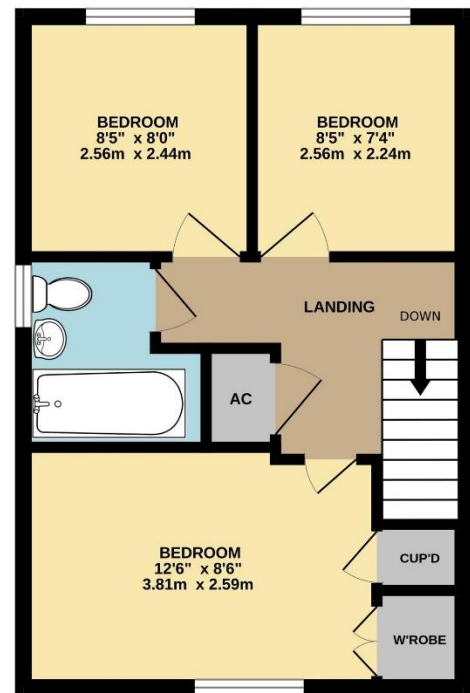
Auctioneers

Valuers

Estate Agents



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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