



# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

## 24 NIGHTINGALE DRIVE, WHITBY

*Whitby Town Centre approx. 1miles*



**A MODERN, 4 BEDROOM, DETACHED HOUSE WHICH SITS ON A GENEROUS PLOT IN THIS POPULAR ESTATE. WITH WELL-PROPORTIONED ACCOMMODATION THROUGHOUT IN A STUNNING CONTEMPORARY STYLE, THIS BEAUTIFUL FAMILY HOME IS CLOSE TO AMENITIES, SHOPS AND SCHOOLS AND SHOULD BE VIEWED TO BE APPRECIATED. A FANTASTIC FAMILY HOME!**

Accommodation:

Ground Floor: Hallway, WC Cloakroom, Lounge, Kitchen-Diner, Utility.

1<sup>st</sup> Floor: Landing, Master Bedroom with En-Suite Shower Room, 3 Further Bedrooms, House Bathroom.

Outside: Gardens to front and rear. Garage & driveway parking.

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### **PARTICULARS OF SALE**

Built in 2017 by national housebuilder Barratt Homes, 24 Nightingale Drive is an impressive modern family house and still has some of its 10 year new home warranty remaining. Well-presented throughout, with everything you would expect for in the modern home, including integral appliances in the kitchen, built-in wardrobes and the latest levels of insulation and efficiency, this is the ideal next step in the ladder from the 3 bed semi.

On a quieter part of the Nightingale Drive, the property is set on a generous plot and has west facing gardens to the rear plus a garage and a driveway. A fantastic family home it's well worth a closer look.

From the paved pathway, an insulated entrance door opens into ...

**Hallway** –With stairs leading up to the first floor and doors opening to the lounge, kitchen and ...

**WC Cloakroom** – The cloakroom is fitted with a modern white low flush suite and wash hand basin.



**Lounge** – A nicely proportioned reception room with bay window to the front.



**Dining Kitchen**– The dining kitchen is generously proportioned and has a large window facing out to the rear with double doors opening to the garden.

The kitchen area is fitted with a suite of modern white cabinets under a modern laminate worktops with integral equipment including a 1½ bowl sink unit, double electric oven 5ring gas hob with stainless steel extractor hood over, concealed fridge freezer and AEG dishwasher. Laminate tiled flooring throughout. An opening links through to ...



**Utility Room** - With positions for an automatic washing machine and tumble dryer. The Ideal gas central heating boiler is mounted on the wall. A half glazed door opens onto the side giving access to the side of the house.

### **1<sup>st</sup> Floor**

The staircase rises from the entrance hall up to a landing with a large recessed airing cupboard. The landing has a hatch to the loft void and has doors opening to ...



**Master Bedroom** – a generous double bedroom with windows to the front and fitted wardrobes to one wall. A connecting door opens into ...

**En-Suite Shower Room** – the shower room has a white suite comprising a shower cubicle with a thermostatic bar mixer fitment, pedestal wash basin and low flush WC. Half tiling to the walls and heated towel rail.

**Bedroom** – a good double bedroom with window facing over the rear garden with views to the Abbey.



**House Bathroom** – with window to the side and modern white suite comprising panel bath, pedestal wash basin and low flush WC. Half tiling to the walls and heated towel rail.



**Bedroom**– a generous single bedroom with window to the rear.

**Bedroom**– another generous single bedroom, with window to the front and built in cupboard.

**Outside**

The front of the property has a small area of lawn with further shrub areas, and driveway which leads up to ...

**Link Garage (17'3 x 8'6 internal)** One of a block of 3 with up and over door, electric light and power.

To the side of the house a wooden gate leads down a path into the west facing rear garden. The garden is slightly sloped and bounded by a high wooden fence with direct access from the double doors out of the kitchen diner. The garden is largely set to grass with paved patio area to the bottom of the garden.

**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 an 'Ideal' gas fueled boiler located in the utility room.

**Directions:** From the town centre, take the Scarborough Road out of the town, passing East Whitby Primary School. Take the next right hand turn on to Eskdale Road, passing the old Eskdale School before turning left onto Muncaster Way. Continue, taking the 2<sup>nd</sup> left turn onto Kingfisher Drive, following the road around until you reach the new estate. Nightingale Drive is the second turning on the left, following the road down, past the play park onto the brick paved road and No 24 is 2<sup>nd</sup> house on the right.

**What3words:** repeat.cools.bucked

**Tenure:** Freehold. There is a annual payment for the upkeep and maintenance of communal areas within the estate, currently £130 per annum.

**Council Tax Banding:** Band 'D'. North Yorkshire Council. Tel 01609 780 780.

**Post Code:** YO22 4QP

**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		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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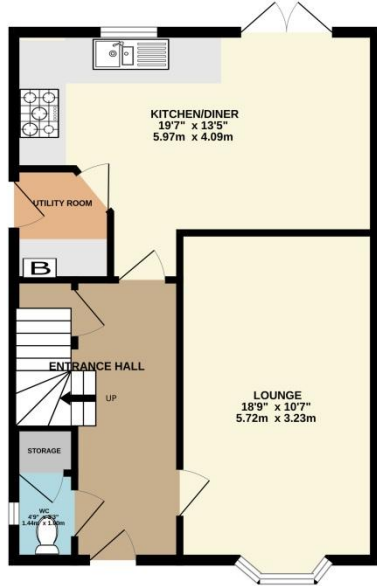
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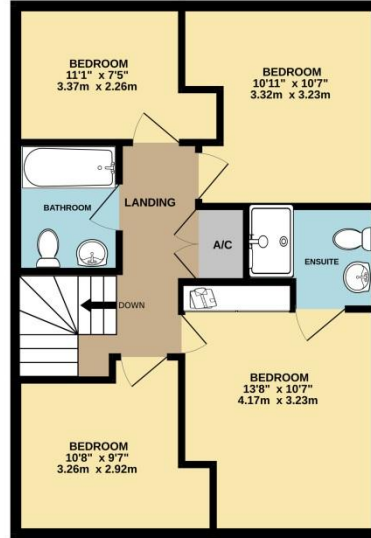
Valuers

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GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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