



01947 601301



34 GRAY STREET,
WHITBY

4 BED TERRACED HOUSE



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PROPERTY FEATURES

- Victorian Terrace House on Fishburn Park
- 1,000 Sq Ft of Accommodation over 3 Floors
- Lounge with Bay Window & Separate Dining Room
- Tiled Galley Kitchen with Integrated Appliances
- 4 Bedrooms & 1 Family Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Small Enclosed Yard to the Rear with Access
- Ideal Starter Home or Buy-to-Let Investment

Type: **TERRACED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **1**

Reception Rooms: **2**

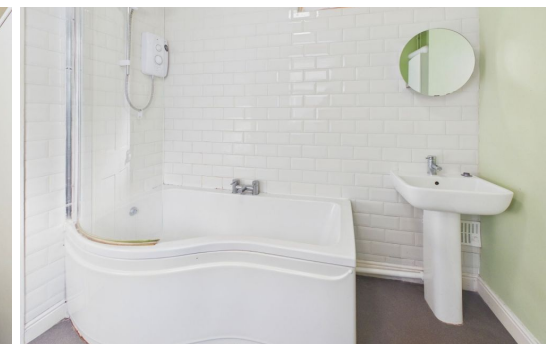
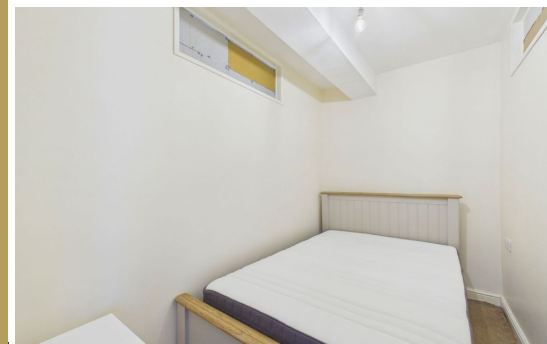
Parking: **ON ROAD PARKING**

Outside Space: **YARD**

Tenure: **FREEHOLD**

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34 GRAY STREET, WHITBY- 4 bed Terraced House -£184,950



A Victorian terraced house offering approximately 1,000 square feet of well-proportioned accommodation arranged across three floors, situated in an established residential area within easy reach of Whitby's amenities, harbour, and coastline. The ground floor is thoughtfully arranged for everyday living, with a lounge to the front benefiting from a characterful bay window that draws good natural light into the room. A separate dining room provides useful additional reception space, while the tiled galley kitchen to the rear is fitted with integrated appliances and offers a practical layout suited to the footprint of the house. Across the upper two floors there are four bedrooms, providing flexible accommodation that will suit a range of occupants. A family bathroom serves the property. Gas central heating and double glazing throughout ensure the house is warm and weathertight, addressing the practical demands of a Yorkshire coastal climate. To the rear, a small, enclosed yard with access offers a manageable outdoor space, useful for storage, bin keeping, or a modest seating arrangement, without the commitment of a larger garden. Properties of this scale and layout on Fishburn Park appeal both to those seeking a permanent residence and to investors active in Whitby's well-established rental market. The accommodation across three floors, combined with four bedrooms, gives the house a versatility. Whether purchased as a first home or as a buy-to-let addition to a portfolio, this is a solid, well-specified Victorian property in a town that continues to attract consistent buyer and tenant demand.



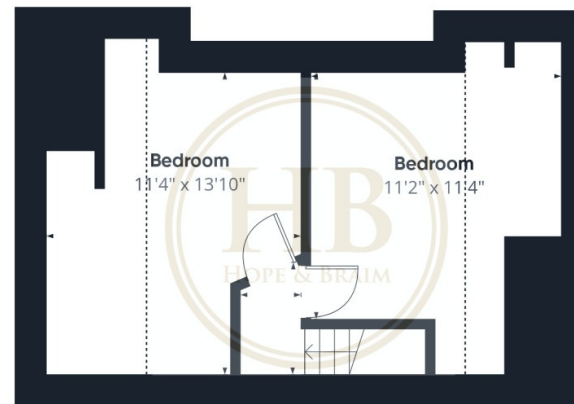
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

984 ft²

Reduced headroom

105 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
35-48 F		
2-34 G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

