



01947 601301



10 SYCAMORE
COURT, WHITBY
3 BED TERRACED HOUSE



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PROPERTY FEATURES

- Modern Terraced House with a Garden & Parking
- Immaculately Presented and is in Excellent Decorative Order
- 3 Bedrooms & Upstairs Family Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Garage Conversion into a Bedroom & En-Suite
- Enclosed Garden & Off-Street Parking to the rear
- Close to the Town Centre & Local Amenities

Type: **TERRACED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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10 SYCAMORE COURT, WHITBY - 3 bed Terraced House - £249,950

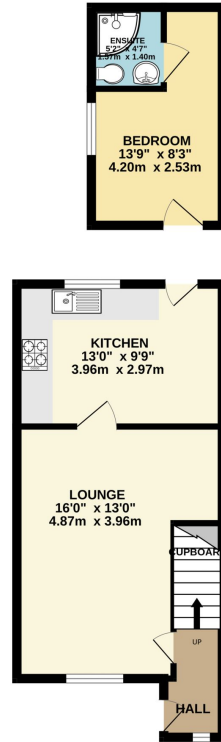


Hope & Braim are delighted to present 10 Sycamore Court in Whitby to the market. Sycamore Court is a row of twelve modern terraced homes that have private gardens and garages with additional parking located close to the town and local amenities. The property has been very well maintained and benefits from having gas central heating, double-glazing and being in excellent decorative order throughout. The accommodation is spread over three floors with a lounge and kitchen/diner downstairs with an entrance porch at the front. Upstairs there are two bedrooms and a family bathroom on the first floor with a third bedroom on the top floor. The garage has been converted into more accommodation and is currently being used as a fourth bedroom with its own en-suite shower room but could easily be a home office or gym. Outside there is an enclosed garden at the back of the house and additional parking behind the garage. The location is ideal for young families with having a children's play park directly opposite and a Primary School a short walk away, plus it is not too far to a GP Surgery and the town centre.

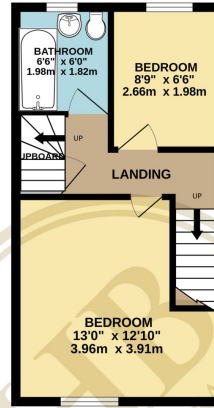


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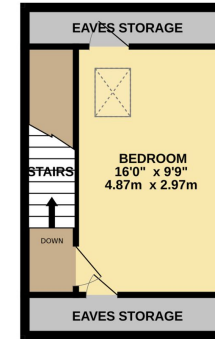
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) 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.

