



01947 601301

GEELONG, 76A
UPGANG LANE

3 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with a Garden & Parking
- 1,250 sq ft of Luxury Accommodation
- Stunning Open Plan Kitchen/Diner with a Feature Fireplace
- Separate Utility Room & Downstairs Shower/WC
- 3 Bedrooms & Family Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Large Gravelled Drive with Parking for Several Vehicles
- Enclosed Lawned Garden with Terrace
- Short Walk to the West Cliff & Local Amenities
- Highly Successful Holiday Let that can be sold with Furniture & Bookings

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

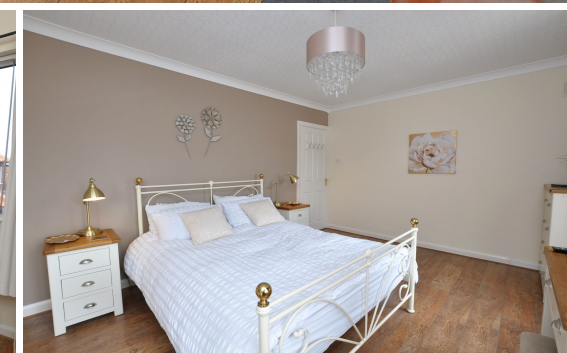
Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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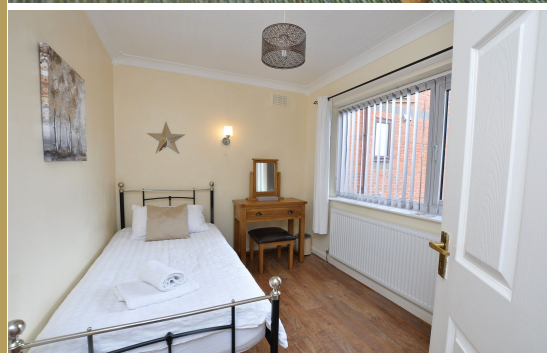
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GEELONG, 76A UPGANG LANE - 3 bed Detached House - £465,000

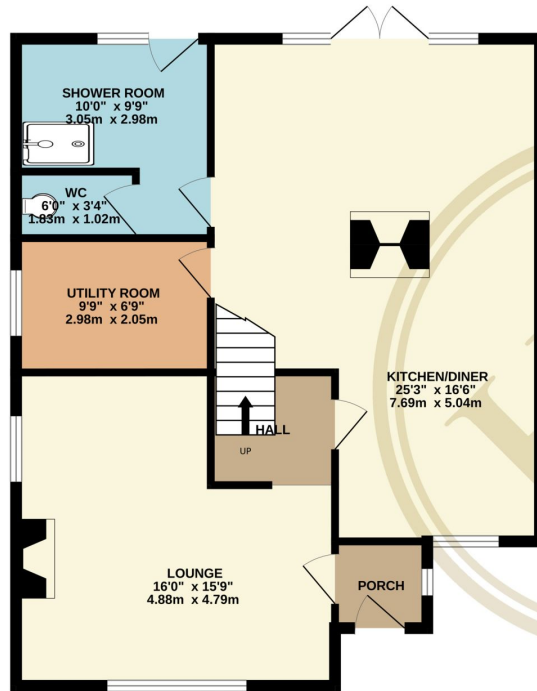


Hope & Braim are delighted to present Geelong on Upgang Lane in Whitby to the market. This detached house is currently a luxury holiday home that comes with ample parking and an enclosed garden that is located on Whitby's Westcliff, close to the beach and local amenities. The property has been extended to the rear to create a stunning open plan family kitchen/diner and there is full planning for an additional extension to the front to add another reception room, a fourth bedroom and third bathroom, if desired. Downstairs, there is a comfortable lounge with a large south-facing window that floods the room with natural light and there is a feature fireplace to add warmth during the cooler evenings. The kitchen/diner has high-gloss cabinets with a granite topped island and integrated appliances, plus shares the central fireplace with its dual sided log burning stove with the family room/diner. There are two large Velux Windows and Patio Doors that link the inside with the garden, making for an excellent entertaining space all year round. A separate utility room, downstairs shower room and WC make this a practical family home too. Upstairs there are three bedrooms comprising two doubles and a single, plus there is a bathroom that is fully tiled and has a modern white three-piece suite. The property has been very well maintained and benefits from having gas central heating and double-glazing throughout. Outside there is a large, gravelled driveway that can accommodate several vehicles, whilst to the rear is an enclosed, lawned garden with a patio that offers a safe space for children and animals to play.

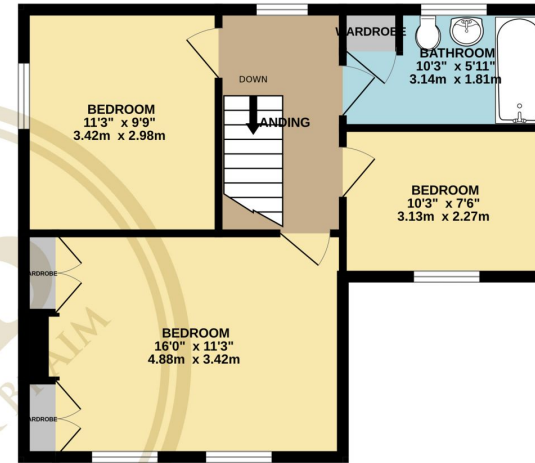


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GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 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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