



01947 601301



LITTLE WHITEHALL,
SPITAL BRIDGE

3 BED TOWN HOUSE



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PROPERTY FEATURES

- Stunning Townhouse with Private Parking
- 1,300 sq ft of Luxury Accommodation over 3 Floors
- Open Plan Living with a Separate Kitchen/Diner
- 3 Double Bedrooms with Fitted Wardrobes & 2 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- West-Facing Outside Deck & Enclosed Rear Yard
- Exclusive Development close to the Harbourside
- Ideal as either a Permanent Residence or Holiday Home/Let.

Type: **TOWN HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

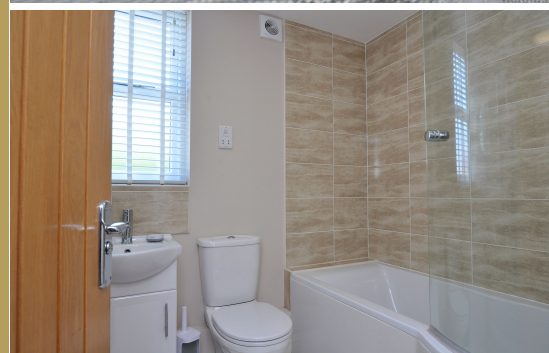
Parking: **ALLOCATED PARKING**

Outside Space: **TERRACE**

Tenure: **LEASEHOLD**

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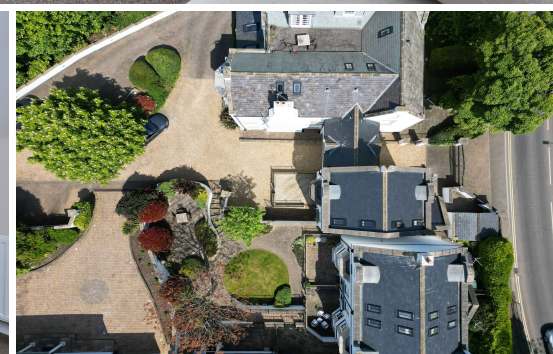
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LITTLE WHITEHALL, SPITAL BRIDGE - 3 bed Town House - £450,000

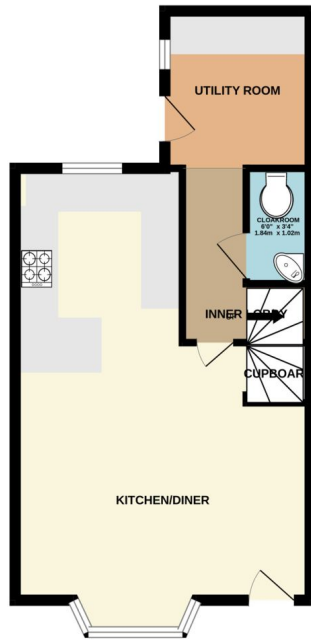


Hope & Braim are delighted to present Little Whitehall on Spital Bridge to the market. With its whitewashed walls and west-facing façade this sharp looking Townhouse feels more South of France than North Yorkshire and is part of a luxury development on Whitby's harbourside. Built in 2014 within the walled grounds of a Georgian Manor House as part of a development of luxury apartments and houses above the once Champion Boatyard in the historic town of Whitby. The property has three floors of modern interiors that are both light and spacious with well proportioned rooms with large, west-facing windows. Downstairs there is an open plan breakfast kitchen with a high gloss fitted kitchen with integrated appliances and a breakfast bar plus room for a corner sofa and a breakfast table set in the Bay Window overlooking the courtyard. At the back there is a utility room with access to the enclosed yard behind the house and a downstairs WC. On the first floor there is a large living space that spans over the courtyard archway that comprises a lounge and dining room at the front and a bedroom with a bathroom at the back. On the top floor there are two further bedrooms, both with fitted wardrobes and dormer windows, and one with an ensuite shower room. Outside there is a sunny terrace in front, ideal for drinks and alfresco dining after a days exploring this wonderful coastal town.

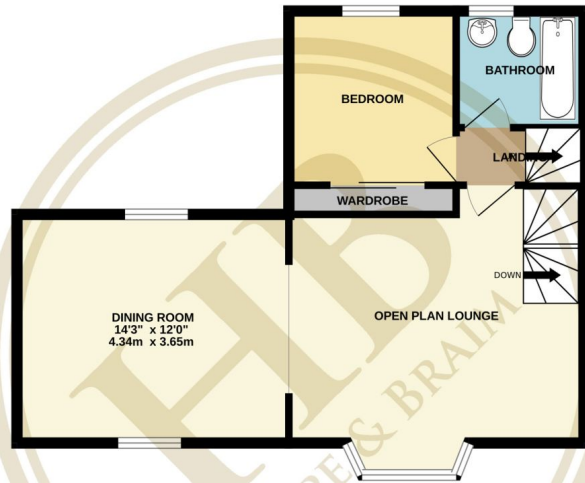


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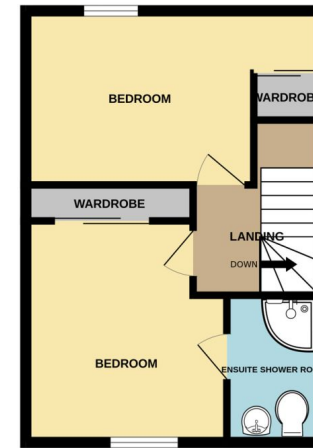
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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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.

