



01947 601301



58 MULGRAVE ROAD,
WHITBY
4 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached House with Sea Views
- Open Plan Lounge/Diner & Conservatory
- Galley Kitchen with Separate Utility & WC
- 4 Bedrooms including a Loft Conversion
- Gas Central Heating & Double-Glazing
- Substantial Plot with Gardens & Ample Off-Street Parking
- Westcliff Location close to a Sandy Beach

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 2

Parking: DRIVEWAY, GARAGE

Outside Space: GARDEN

Tenure: FREEHOLD

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58 MULGRAVE ROAD, WHITBY - 4 bed Semi-Detached House - £425,000



Hope & Braim are delighted to present 58 Mulgrave Road in Whitby to the market. Being located at the Sandsend end of Mulgrave Road this substantial semi-detached enjoys a prime coastal setting with sea views to the front of the property. The two adjoining homes were formerly Police Housing, and both share the same build and generous plots with parking and garages. Inside the accommodation is spacious and light with open plan living with large windows that allow plenty of natural light in. There is a glazed front porch that enjoys views out to sea, making it the perfect spot to sit and watch the sunrises over the coast. The reception rooms comprise of a separate lounge and dining room that are joined by an arched opening making one large space that also has glazed doors through to the South-facing Conservatory at the rear of the property. There is a galley kitchen with fitted cabinets and an understairs pantry, plus there is a separate utility room that houses the central heating boiler and a downstairs WC. Upstairs there are four bedrooms comprising two doubles and a single on the first floor plus a twin bedroom in the loft conversion, all served by a single-family bathroom. The property has been well-maintained and benefits from having gas central heating and double-glazing throughout. A much loved family home that could benefit from some interior updating and refurbishment. Outside there are gardens to the front and rear with a large block-paved area that allows ample off-street parking with the addition of a single garage with a pitched roof.



58 MULGRAVE ROAD, WHITBY - 4 bed Semi-Detached House - £425,000

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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