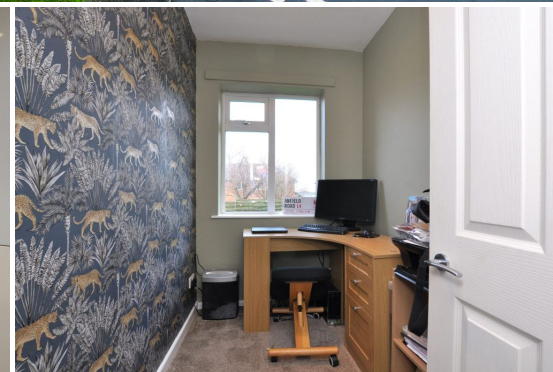




01947 601301



1 FARM CLOSE, WHITBY
5 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Substantial Semi-Detached House on a Generous Plot
- Cosy Lounge & Open Plan Kitchen/Diner
- 5 Bedrooms, Family Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Conservatory & Large Lawned Garden
- Attached Garage with Utility & Driveway
- Popular Residential Location close to the Coast

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 5

Bathrooms: 1

Reception Rooms: 2

Parking: DRIVEWAY, GARAGE

Outside Space: GARDEN, PATIO

Tenure: FREEHOLD

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1 FARM CLOSE, WHITBY - 5 bed Semi-Detached House - £420,000



Hope & Braim are delighted to present 1 Farm Close in Whitby to the market. This is a substantial semi-detached house with generous gardens on a corner plot located in a popular residential development close to the coast. As formerly MOD housing these homes are designed with families in mind with spacious living inside, large gardens and child-friendly cul-de-sacs. This home is beautifully presented and benefits from being in excellent decorative order and having gas central heating and double-glazing throughout. Downstairs there is a cosy lounge that is light-filled from the dual aspect glazing, and an open plan kitchen/diner that is the hub of this family home with fitted cabinets, integrated appliances, and a kitchen island with a breakfast bar. There is also a study, utility room and a downstairs WC. Upstairs there are five bedrooms and a family bathroom with a three-piece bathroom suite. A conservatory links the inside to the gardens that are largely lawned and there is a sheltered, paved patio to the side that offers an outside space for family BBQs and entertaining. Adjoining the house is a garage that is linked by a covered passage and there is additional off-street parking with a driveway in front of the property.

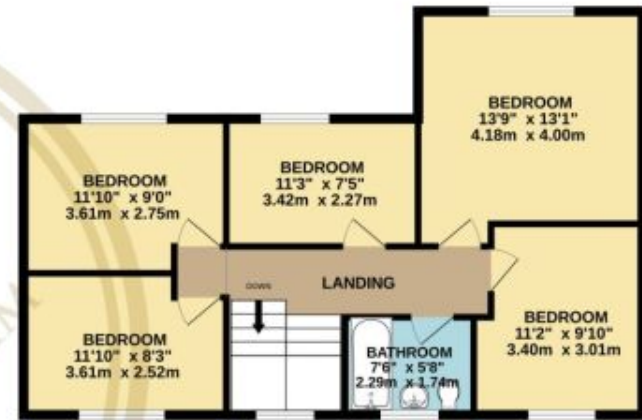


1 FARM CLOSE, WHITBY - 5 bed Semi-Detached House - £420,000

GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1920 sq.ft. (178.4 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	67	
(55-68) D		
(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. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. 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.

