

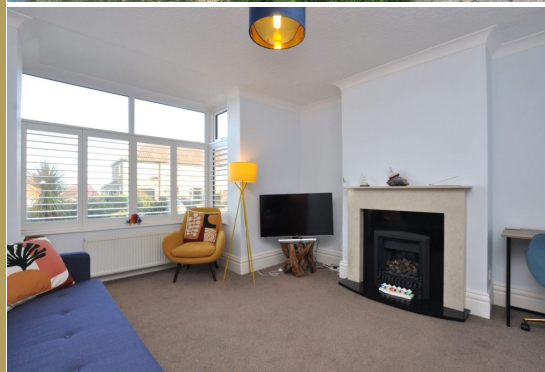


01947 601301



131 UPGANG LANE,
WHITBY

4 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Stylish coastal home within walking distance of the Westcliff and beach
- Light & bright lounge and a cosy sitting room with a log burning stove
- Kitchen/Diner with French doors opening into the South-facing garden
- Stunning master suite with sea views and a luxury bathroom
- 4 bedrooms and a modern shower room
- Large integrated garage with block-paved driveway
- Low-maintenance sheltered garden to the rear
- Close to the White House Pub & Whitby Golf Course

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3

Parking: DRIVEWAY, GARAGE

Outside Space: SOUTH FACING GARDEN

Tenure: FREEHOLD

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131 UPGANG LANE, WHITBY - 4 bed Semi-Detached House - £450,000

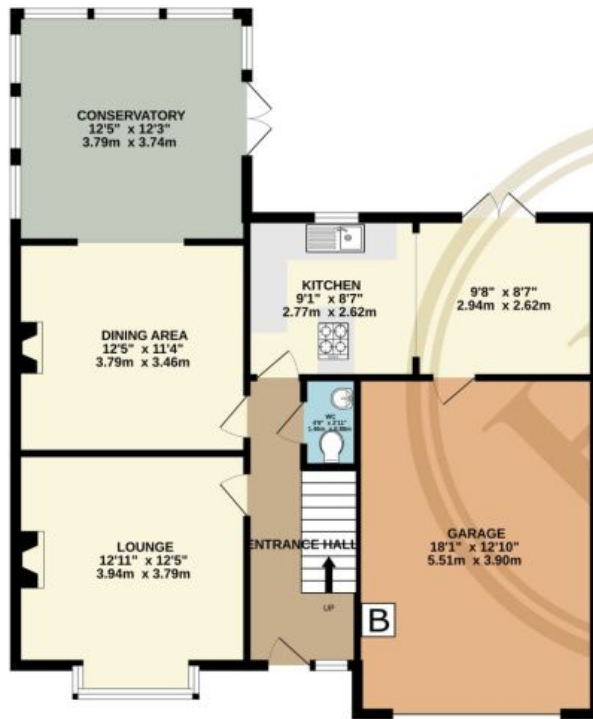


Hope & Braim are delighted to present 131 Uppgang Lane to the market. With the beach only just a short stroll away this stylish home will be the perfect coastal retreat. What once was a traditional semi, that has now been extended and upgraded to become a substantial home with modern interiors and a large integrated garage that will be of interest to those who like to tinker with car, boats, bikes... The accommodation comprises a bright lounge with a large bay window that floods the room with natural light to the front, and to the rear is a cosier sitting room which is decorated with warm colours and heated by a log burning stove. A conservatory is linked to the sitting room and has French doors opening onto the South-facing gardens. The kitchen is L-shaped and has integrated appliances and a dining area with space for a table and chairs with French doors to the garden so when the sun is out and the BBQ is lit, is the perfect area for entertaining. Upstairs there is a stunning master suite comprising a large double bedroom with sea views to the front and an adjoining luxury bathroom with a free-standing bath. There are two other double bedrooms, a bunk room, and a modern shower room, all benefitting from having gas central heating and double-glazing throughout. Outside there is off-street parking to the front and a sheltered low-maintenance garden that enjoys a South-facing aspect. This home has been well-loved and will make an ideal family home or holiday home with the White House pub, Whitby golf course and the Westcliff all within walking distance.

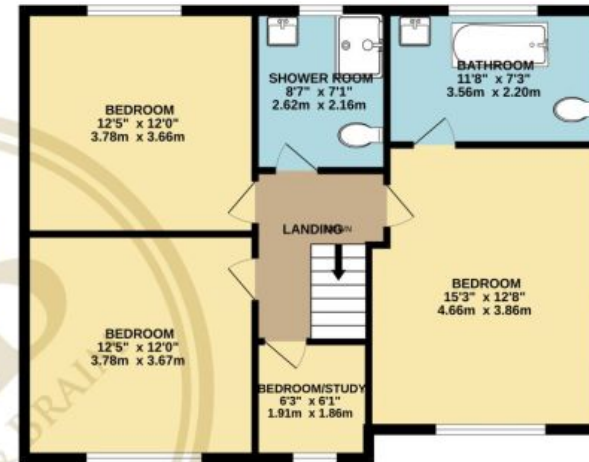


131 UPGANG LANE, WHITBY - 4 bed Semi-Detached House - £450,000

GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1652 sq.ft. (153.5 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		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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