



01947 601301



8 WESTLANDS AVENUE,
WHITBY

3 BED DETACHED BUNGALOW



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PROPERTY FEATURES

- Detached Chalet Bungalow located on Whitby's Westcliff
- Beautifully Presented with Quality Fixtures & Fittings
- Spacious Lounge with a Large South-Facing Window
- Stunning Kitchen with Integrated Appliances & Separate Dining Room
- 3 Bedrooms with Downstairs Bathroom & WC
- Gas Central Heating & Double-Glazing Throughout
- Attached Garage with Driveway & Gardens

Type: **DETACHED BUNGALOW**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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8 WESTLANDS AVENUE, WHITBY - 3 bed Detached Bungalow - £395,000

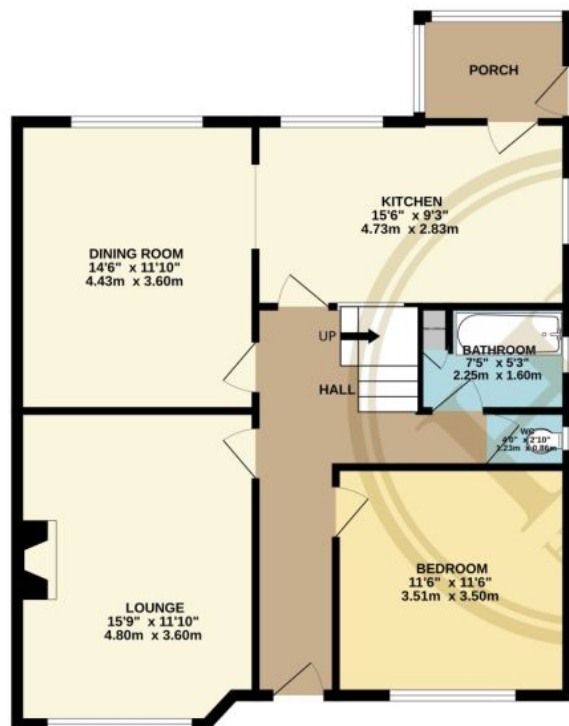


Hope & Braim are delighted to present 8 Westlands Avenue in Whitby to the market. Being located on Whitby's Westcliff this stunning detached chalet bungalow is conveniently close to both the town centre and the coast, making it ideal as either a permanent residence or possibly a holiday home. The property has undergone a refurbishment over the past few years with a new kitchen and a loft conversion amongst the many improvements made. There is a light and spacious lounge at the front of the property that has a large, south-facing window that floods the room with natural light. The kitchen has a range of fitted cabinets with a breakfast bar and integrated appliances plus there is a separate dining room through an attractive archway. There is a downstairs double bedroom that is served by a downstairs bathroom and WC, whilst upstairs there are a further two double bedrooms, one having an en-suite WC. The property benefits from having modern gas central heating and double-glazing throughout, plus there is eaves storage accessed off the upstairs bedrooms. Outside there is a generous plot with the main part of the garden being at the back of the property which is low maintenance with being mainly paved and gravelled. This stunning home is in excellent condition and is a turnkey property in a most popular cul-de-sac, so we advise early viewing.

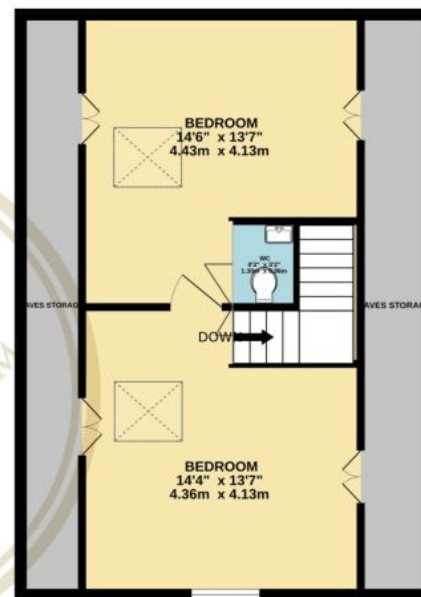


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GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 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		67
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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.

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