



01947 601301



12 BIRCH CRESCENT,
SLEIGHTS

2 BED END OF TERRACE HOUSE



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PROPERTY FEATURES

- End of Terrace House with Parking & Garden
- Extended Lounge & Separate Kitchen
- 2 Double Bedrooms & Upstairs Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Large Corner Plot with a Single Garage
- Requires Refurbishment and has Potential to Extend

Type: **END OF TERRACE HOUSE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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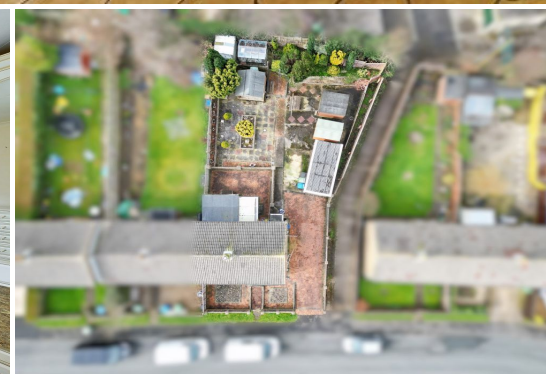


12 BIRCH CRESCENT, SLEIGHTS - 2 bed End of Terrace House - £165,000

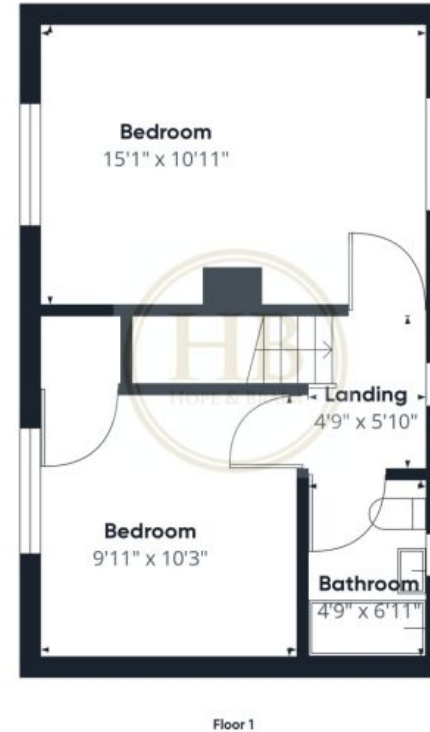
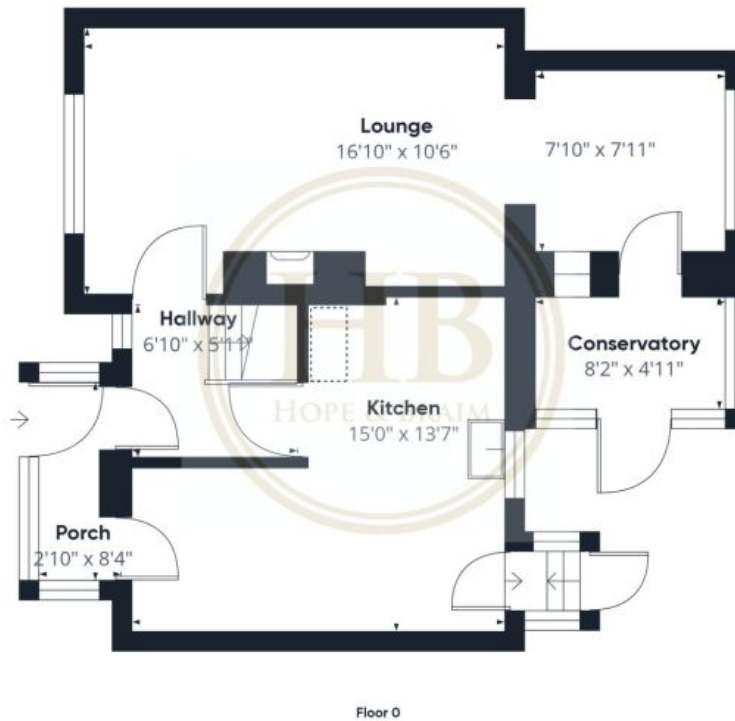


Hope & Braim are delighted to present 12 Birch Crescent in Whitby to the market.

An end of terrace house in need of refurbishment that comes with a large garden and off-street parking in a village setting with good amenities nearby. The property has been extended to the rear and has plenty of living space downstairs and two bedrooms and a bathroom upstairs. Although the property needs work internally there is the benefit of gas central heating and double-glazing throughout and plenty of scope to extend this home with having a large plot. There is a large lounge with a fireplace and an opening through to the extension and the adjoining conservatory. The kitchen/diner is L-shaped and has a range of fitted pine cabinets and with re-modelling could be a family dining kitchen. Upstairs there are two double bedrooms and a house bathroom with a three-piece bathroom suite. Outside there is a block-paved driveway that offers off-street parking plus there is a single detached garage, whilst to the rear is a large garden with so much potential. We feel this is a great chance for someone to get on the housing ladder at an affordable price plus provide an opportunity to create a home.



12 BIRCH CRESCENT, SLEIGHTS - 2 bed End of Terrace House - £165,000



Approximate total area⁽¹⁾
864.54 ft²

Reduced headroom
4.54 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Current: 70, Potential: 84



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.

