



01947 601301



2 ST. BENEDICT'S WAY,  
WHITBY

2 BED TERRACED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK





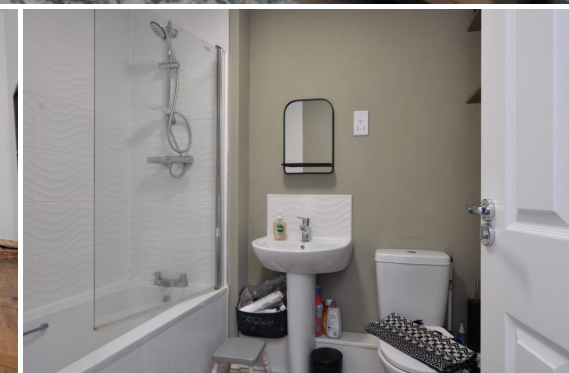
## PROPERTY FEATURES

- Modern Terrace House on Chancel Meadows
- Kitchen/Diner with French Doors onto a Sundeck
- 2 Double Bedrooms, Family Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Off-Street Parking & Enclosed Garden
- Ideal First-Time Buyer Home close to Local Schools & Amenities

Type: **TERRACED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **2**  
Bathrooms: **1**  
Reception Rooms: **1**  
Parking: **DRIVEWAY**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

01947 601301

[www.hopeandbraimstateagents.co.uk](http://www.hopeandbraimstateagents.co.uk)

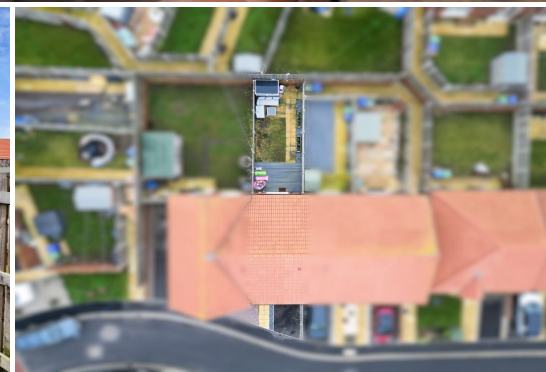
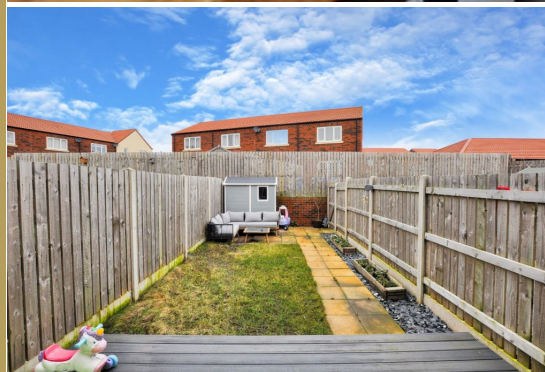


2 ST.BENEDICT'S WAY, WHITBY - 2 bed Terraced House - £199,950



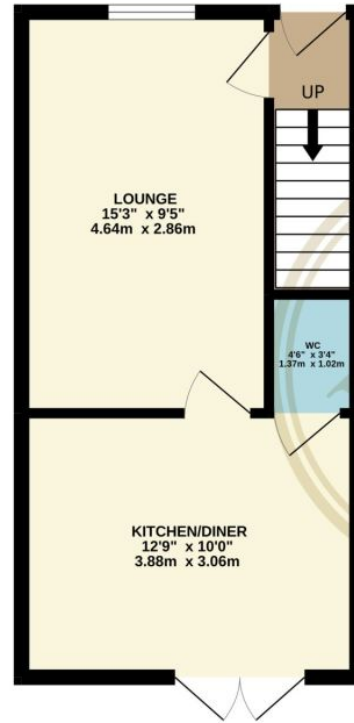


Hope & Braim are delighted to present 2 St.Benedict's Way on Chancel Meadows to the market. A modern terrace house with an enclosed garden and off-street parking located on a modern residential development conveniently located for the town centre and local schools. Built in 2019 as part of phase 2 of this development on the Western edge of the town, this new build has now been made a home and will appeal to those looking to get on the property ladder or those downsizing. There is a comfortable lounge, a kitchen/diner with high gloss cabinets and French doors to the garden and a downstairs WC, whilst upstairs there are two double bedrooms and a family bathroom, all benefitting from having gas central heating and double-glazing throughout. In front of the house there is a private driveway with space for one vehicle and to the rear is a reasonably sized garden that has been landscaped with an timber sundeck, ideal for outside entertaining and BBQ's during the summer months. These homes have proved to be very popular with buyers wanting a no hassle home and sell quickly, so we advise early viewing.

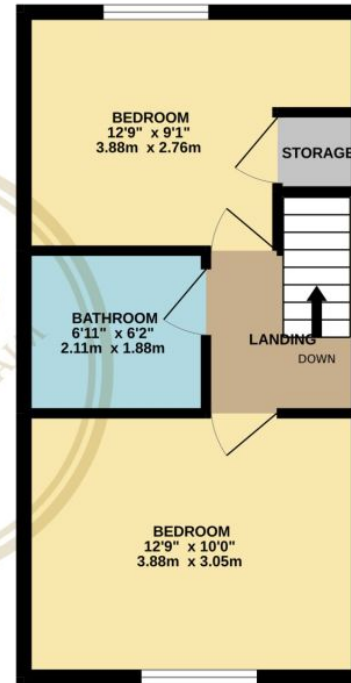


2 ST.BENEDICT'S WAY, WHITBY - 2 bed Terraced House - £199,950

GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 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.  
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		98
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

