

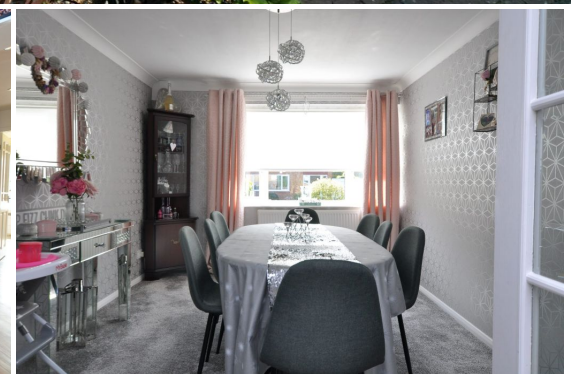


01947 601301



20 ROSEMOUNT ROAD,  
WHITBY

5 BED SEMI-DETACHED HOUSE



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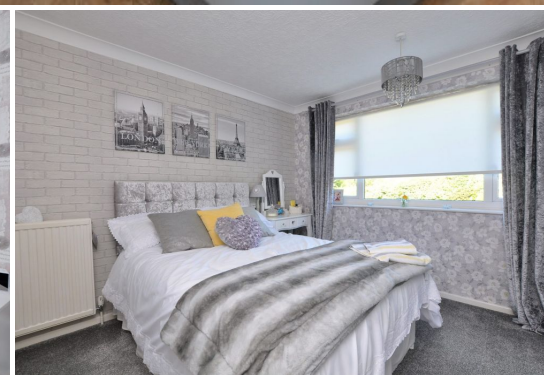
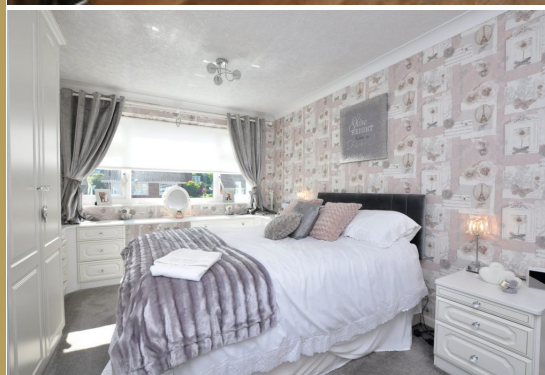
## PROPERTY FEATURES

- Immaculate Family Home with Landscaped Gardens
- Stunning Open Plan Kitchen/Diner with Wood Burning Stove
- 2 Reception Rooms, Play Room & Utility Room
- 5 Bedrooms & 2 Bathrooms
- Large Lawned Garden with Sun Terrace & Summerhouse
- Driveway provides Off-Street Parking
- Option to Buy a 2 Bed Holiday Let & Double Garage for £239,950

Type: SEMI-DETACHED HOUSE  
Availability: FOR SALE  
Bedrooms: 5  
Bathrooms: 2  
Reception Rooms: 3  
Parking: DRIVEWAY  
Outside Space: GARDEN, TERRACE  
Tenure: FREEHOLD

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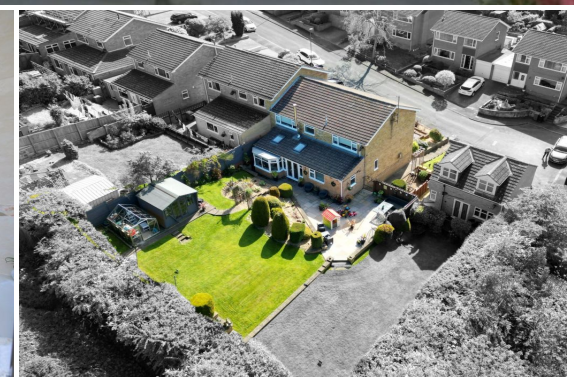


20 ROSEMOUNT ROAD, WHITBY - 5 bed Semi-Detached House - £399,950





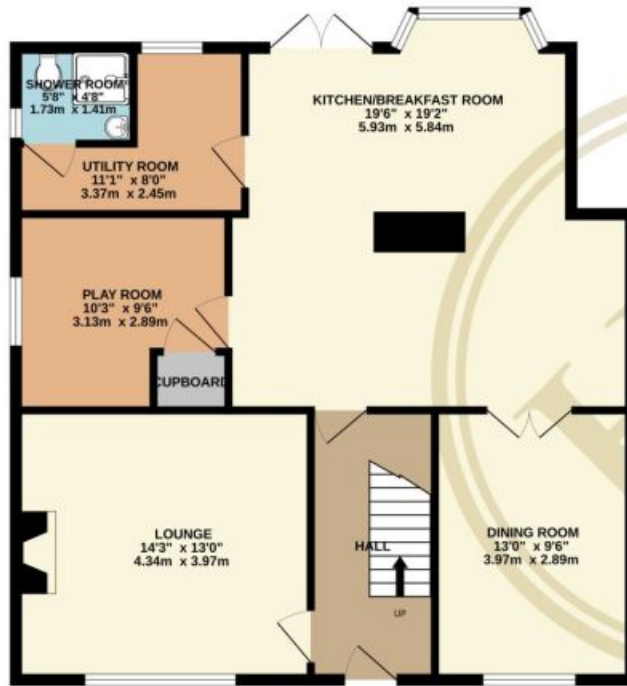
Hope & Braim are delighted to present 20 Rosemount Road in Whitby to the market. This immaculate family home has a large kitchen extension to the rear with landscaped gardens and a sun terrace located on a quiet cul-de-sac close to the town centre. The house is a substantial home of over 1,000 sq ft comprising two reception rooms to the front, both with large windows that flood the property with natural light. To the rear the property has been extended to create a stunning open plan family kitchen that has fitted cabinets topped with granite worktops and kardeen floors throughout plus there is a cosy seating area with a central wood burning stove. There is also a playroom for all the kids' toys and a utility room with a downstairs shower room. Upstairs there are five bedrooms comprising three doubles with fitted wardrobes and two singles, plus a family bathroom, all benefiting from having gas central heating and double-glazing throughout. French Doors from the kitchen extension lead out onto a sun terrace which is ideal for outside entertaining and family BBQs. Beyond the terrace there is a large, terraced lawn with a summerhouse on the top tier. A driveway provides off-street parking in front of the property. There is also the option to buy the adjoining property, 20a Rosemount Road, which is currently a fully furnished two bed holiday let with a double garage underneath.



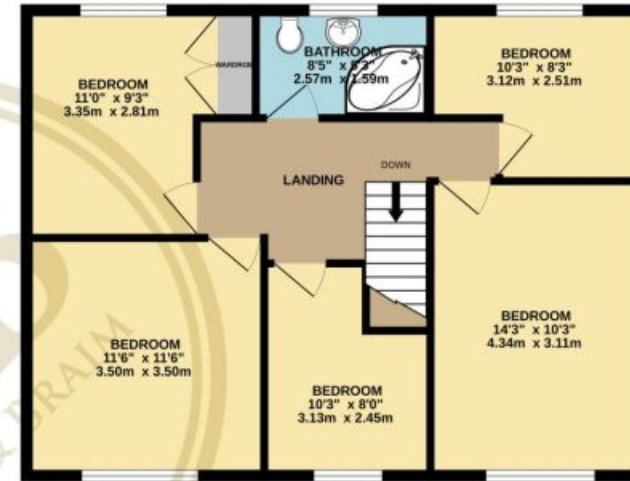
20 ROSEMOUNT ROAD, WHITBY - 5 bed Semi-Detached House - £399,950



GROUND FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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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 Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

