



01947 601301



52 ANCHORAGE WAY,
WHITBY

3 BED SEMI-DETACHED HOUSE



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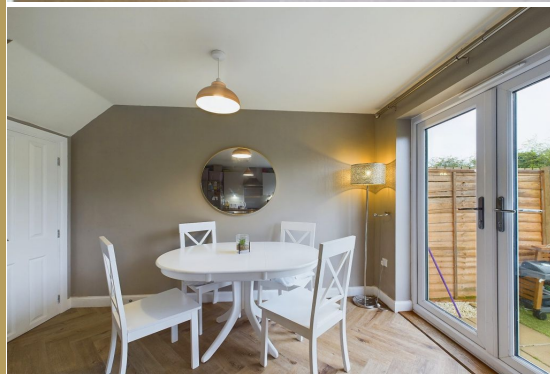
PROPERTY FEATURES

- Semi-Detached House with Parking & Garden
- Open Plan Kitchen/Diner with Patio Doors
- 3 Bedrooms, 2 Bathrooms & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Driveway with Parking for 2 Vehicles
- Enclosed Rear Garden with Patio
- Close to Local Schools & Town Centre
- £10,000 Allowance Towards Deposit

Type: SEMI-DETACHED HOUSE
Availability: FOR SALE
Bedrooms: 3
Bathrooms: 2
Reception Rooms: 1
Parking: DRIVEWAY
Outside Space: GARDEN
Tenure: FREEHOLD

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52 ANCHORAGE WAY, WHITBY - 3 bed Semi-Detached House - £250,000



£10,000 Allowance Towards Deposit Hope & Braim are delighted to present 52 Anchorage Way in Whitby to the market. This modern semi-detached house comes with off-street parking and a rear garden that is conveniently located for access to the town and local amenities including schools. Built in 2019 by Barratt Homes, this property benefits from being energy-efficient with an EPC rating of 'B' and having gas central heating and double-glazing throughout. The layout is suited for families with a lounge, downstairs WC and an open plan kitchen/diner that has high-gloss cabinets with integrated appliances plus patio doors that lead out into the rear garden. Upstairs there are three bedrooms comprising two doubles and a single with the principal bedroom having its own en-suite plus the house bathroom. To the front there are two parking spaces whilst to the rear is an enclosed garden with a patio. An ideal family home that is close to local schools and other amenities.



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Floor 0



Floor 1



Approximate total area¹
781.36 ft²

(1) Excluding balconies and terraces

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		96
(81-91) B	84	
(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	



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.

