



01947 601301

2 BYLAND ROAD,  
WHITBY

3 BED DETACHED BUNGALOW



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK





## PROPERTY FEATURES

- Detached Bungalow with a South-Facing Garden
- 2 Reception Rooms with Patio Doors onto a Terrace
- Modern Kitchen/Diner with Island & Breakfast Bar
- 3 Double Bedrooms & 2 Bathrooms, including En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Large Wrap-A-Round Garden with Lawns
- Gated Driveway & Garden Store with Roller Door
- Short Walk from the Town Centre & Amenities

Type: **DETACHED BUNGALOW**  
Availability: **FOR SALE**  
Bedrooms: **3**  
Bathrooms: **2**  
Reception Rooms: **2**  
Parking: **DRIVEWAY**  
Outside Space: **SOUTH FACING GARDEN**  
Tenure: **FREEHOLD**

01947 601301

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

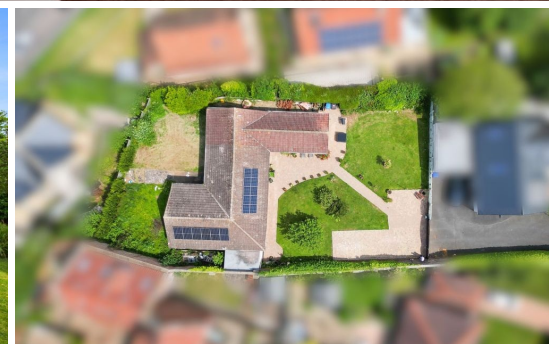


2 BYLAND ROAD, WHITBY- 3 bed Detached Bungalow -£460,000

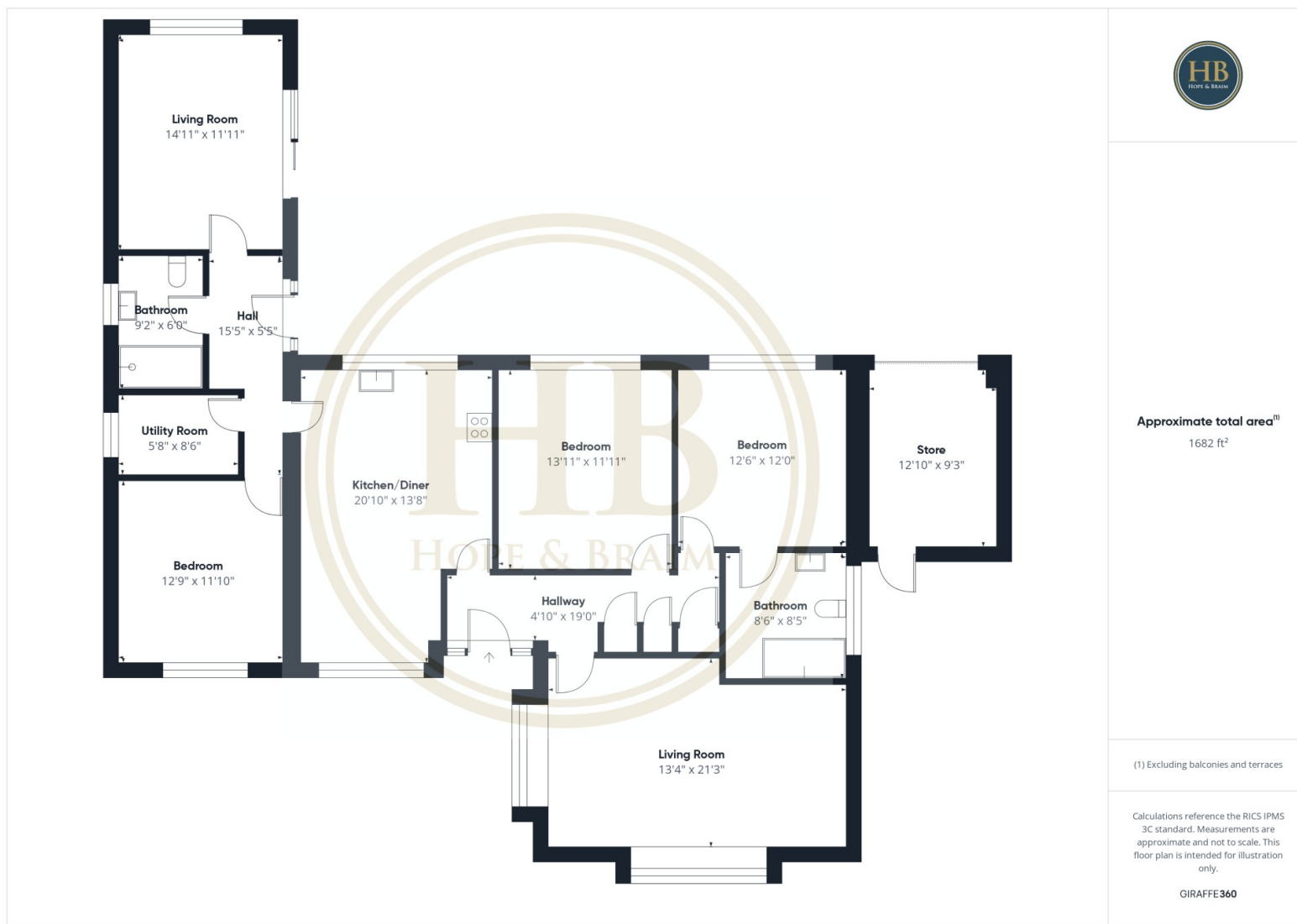




Hope & Braim are delighted to present 2 Byland Road in Whitby to the market. This immaculately presented property sits on a generous plot with a desirable south-facing garden and benefits from a gated driveway in a convenient location just a short walk from the town centre and local amenities. The accommodation is well-proportioned throughout and comprises two reception rooms, comprising a lounge and a sitting room which has patio doors that open directly onto the terrace, flooding the room with natural light and providing seamless indoor-outdoor living. The modern kitchen and dining area has been thoughtfully designed with a central island and breakfast bar, offering a range of fitted units and creating an ideal space for family life and entertaining. There are three double bedrooms, all being generous in size, and two bathrooms including a modern en-suite. The property benefits from having gas central heating and double-glazing throughout, ensuring comfort and energy efficiency year-round. Outside there is a gated driveway that provides secure off-street parking, and the gardens are a particular feature of this property. The large wrap-around garden has well-maintained lawns and mature plantings, with the south-facing aspect ensuring the garden and property are bathed in natural light throughout the day. There is also a substantial garden store with roller door that offers excellent storage for garden equipment and tools. The location is highly convenient, being within easy walking distance of the town centre where there is a good range of shops, restaurants and local amenities, whilst still maintaining the peace and tranquillity of this residential setting with its mature gardens and established neighbourhood.



2 BYLAND ROAD, WHITBY- 3 bed Detached Bungalow -£460,000

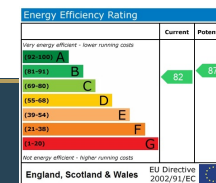


**Approximate total area<sup>(1)</sup>**  
1682 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

