



01947 601301



14 SWALLOW
CRESCENT, WHITBY
3 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached House with a Garage and a Garden
- Spacious Lounge and an open plan Kitchen/Diner
- 3 Bedrooms with En-Suite Shower Room & Family Bathroom
- Energy Efficient Home with Gas Central Heating & Double-Glazing
- Attached Garage and Driveway Parking for 2 vehicles
- Landscaped Garden with tiered timber decking
- Ideal Family Home close to local schools and amenities

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: ATTACHED GARAGE,
DRIVEWAY

Outside Space: GARDEN

Tenure: FREEHOLD

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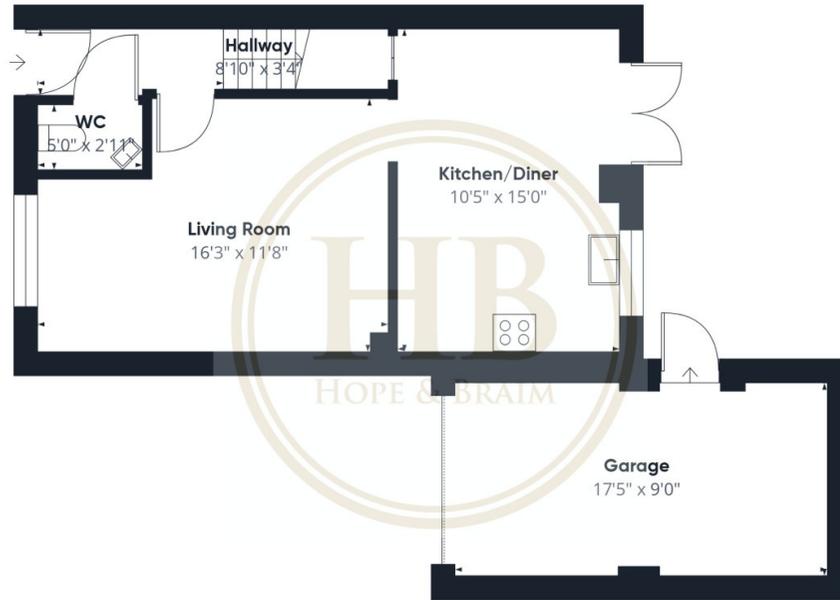
14 SWALLOW CRESCENT, WHITBY- 3 bed Semi-Detached House -£265,000



Hope & Braim are delighted to present 14 Swallow Crescent in Whitby to the market. Built by Barratt Homes in 2015 as part of the Scoresby Park Development this semi-detached house offers modern living with the benefit of an attached garage and a private garden. The accommodation has been well planned with a cloakroom/wc off the entrance hall, a spacious lounge to the front of the house that overlooks the park and an open plan kitchen/diner that has high-gloss cabinets, granite worktops, integrated appliances and glazed doors that open onto the rear garden. Upstairs there are three bedrooms, comprising a master suite with built-in, mirror-fronted wardrobes and an ensuite shower room, another double bedroom, a single bedroom, and a family bathroom. The property benefits from having modern gas central heating and double-glazing throughout and with an energy rating of 'B' this is an energy efficient home. Outside to the rear is a reasonable sized garden that is gently sloping and has been landscaped with a tiered timber deck with outside lighting, and there is access to the garage via a door to the side. Swallow Crescent is ideal for families as it is away from the main roads and is directly opposite the central green with its playpark. Also it is conveniently located for access to local Primary & Secondary Schools and local amenities including Sainsbury's and Aldi.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
913 ft²

(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

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
92-100	A		95
81-91	B		
69-80	C	83	
55-68	D		
49-54	E		
35-48	F		
1-34	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.

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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.

