



01947 601301



50 QUEENS DRIVE,
WHITBY

2 BED TERRACED HOUSE



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PROPERTY FEATURES

- Mid-Terraced House with South-facing Garden and Parking
- Deceptively Spacious with a Lounge & Kitchen/Diner downstairs
- 2 Double Bedrooms and a Modern Bathroom upstairs
- Gas Central Heating and Double-Glazing throughout
- Generous Garden with Sunny Patio & Shed
- Close to Local Schools and Amenities including Sainsbury's and ALDI
- Ideal Starter Home or Buy-to-Let Investment

Type: **TERRACED HOUSE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **OFF ROAD PARKING**

Outside Space: **SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

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50 QUEENS DRIVE, WHITBY- 2 bed Terraced House -£175,000



Hope & Braim are delighted to present 50 Queens Drive in Whitby to the market. On paper this property makes complete sense for those looking for a safe buy-to-let investment with a good rental yield or as a starter home for a first-time buyer wanting to get on the property ladder. A mid-terrace house that somehow seems larger when viewed from the inside with its large windows letting in plenty of natural light and well-proportioned rooms. The accommodation comprises a lobby and lounge to the front and an open plan kitchen/diner to the rear which opens onto the South-facing garden. Upstairs there are two double bedrooms with a modern bathroom and an airing cupboard that houses the gas central heating boiler. Outside there are gardens to the front and rear which enjoys a sunny aspect and is enclosed by a fence, making it ideal for families with small children and pets. Arranged around a quiet cul-de-sac on the edge of Eskdale Park this location is popular with families as it is close to both Primary and Secondary schools, along with local amenities such as Sainsbury's and ALDI.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
637 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
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		66
Decent energy efficiency - lower running costs	C	65	
Some energy efficiency - higher running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - highest running costs	F		
Least energy efficient - highest running costs	G		

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.

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