



01947 601301



AUTUMN LEAVES, 4 CHUBB HILL ROAD

7 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Victorian Villa that is Beautifully Presented with Period Charm Throughout
- Flexible Accommodation with Numerous Uses from a Family Home to a Guest House Business
- Nearly 3000 sq ft of Accommodation over 3 Floors
- 2 Large Reception Rooms with Bay Windows & Fireplaces
- 7 Bedrooms & 7 Bathrooms (5 en-Suites)
- Gas Central Heating & Double-Glazing Throughout
- Tandem Garage & Private Rear Yard with Patio
- Located opposite Pannett Park and close to the Town Centre

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 7

Bathrooms: 7

Reception Rooms: 2

Parking: TANDEM GARAGE

Outside Space: PATIO

Tenure: FREEHOLD

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AUTUMN LEAVES, 4 CHUBB HILL ROAD- 7 bed Semi-Detached House -£565,000

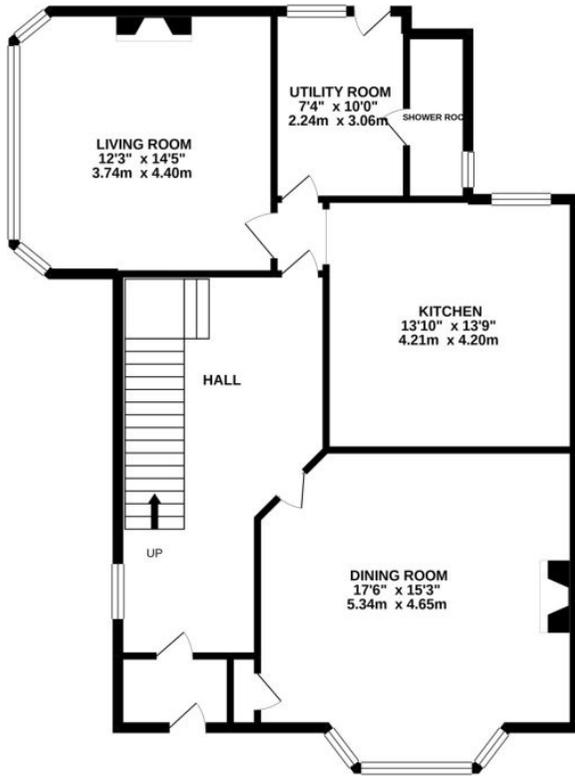


Hope & Braim are delighted to present Autumn Leaves to the market, a beautifully presented Victorian villa on Chubb Hill Road, overlooking Pannett Park and within a short stroll of Whitby town centre. The property takes its name with good reason; the outlook across the park is particularly striking as the season turns, the mature trees providing a backdrop that few Whitby addresses can match. In our opinion, this is one of the finest residences in Whitby. Approaching 3,000 square feet of accommodation across three floors, comprising two large reception rooms, a modern kitchen, and a utility room with shower room on the ground floor. The first floor provides four en-suite bedrooms, with a further three bedrooms and two bathrooms on the top floor, seven bedrooms and seven bathrooms in all. Period charm is evident throughout, with the house retaining the elegance and proportions one would expect of a Victorian villa of this standing, complemented by modern fixtures and fittings. The property currently operates as a guesthouse with up to six en-suite letting rooms, providing an established income stream for those seeking a ready-made business opportunity. The configuration lends itself equally well to alternative arrangements, the first floor letting rooms pairing naturally with a private top-floor residence for owner-occupiers, or the upper floor converting to a self-contained holiday apartment whilst the remainder functions as a generous family home. A tandem garage and private patio complete the picture. Whatever the intended use, Autumn Leaves offers flexibility, character, and a setting that is genuinely difficult to replicate elsewhere in Whitby.

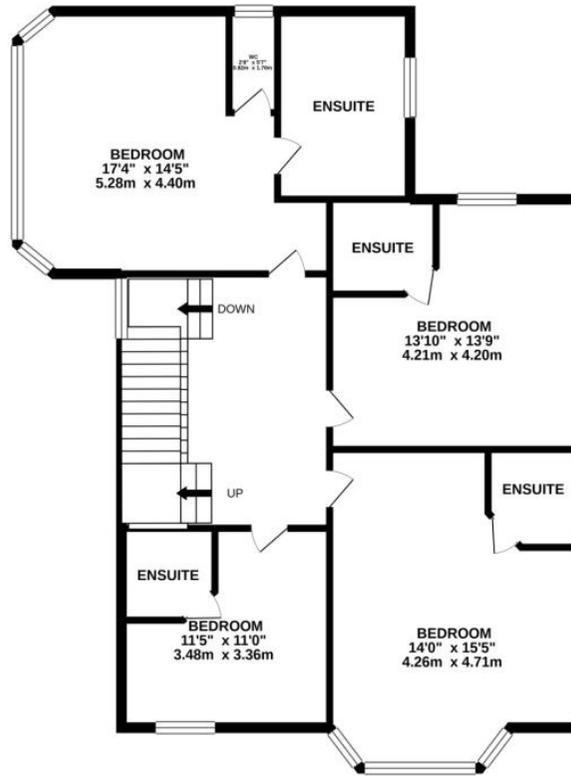


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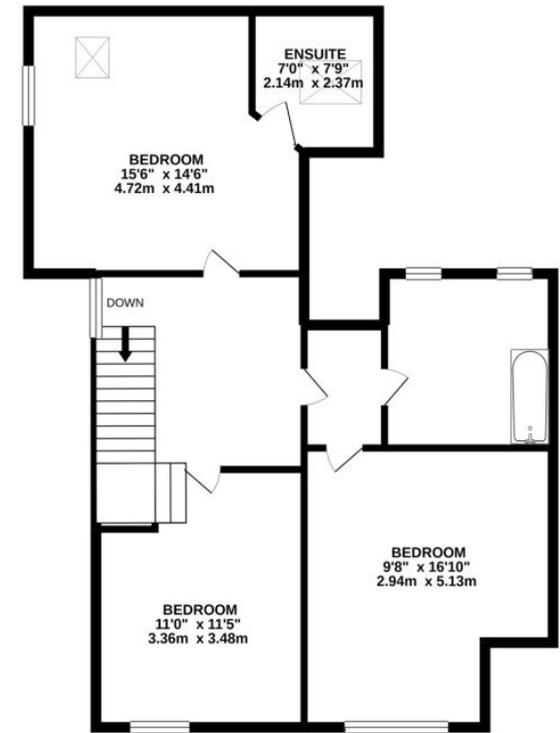
GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



2ND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 2875 sq.ft. (267.1 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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