



36 Queens Drive, Whitby, YO22 4HW
£229,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this extended semi detached house located on a popular development with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern style kitchen plus contemporary shower room. Items of note include gas fire and surround to lounge plus French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and conservatory. There are 3 well proportioned bedrooms plus a family shower room accessed from the first floor landing. There is a boarded loft with light and ladder access.

The property benefits from well presented gardens to the front and rear with planting, lawns and patio area with external tap and power plus a detached garage with power and light.

Tenure -Freehold

Council tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring.

Lounge 15'3"(max) x 11'6"(max) (4.65m(max) x 3.53m(max))

Having a gas fire and surround plus carpets and blinds.

Dining Kitchen 14'11" x 10'9" (4.55m x 3.28m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob and hood plus 1.5 sink and mixer tap. Having luxury flooring and blinds. Access to store.

Conservatory 11'3" x 7'7" (3.44m x 2.32m)

With laminate flooring and blinds. French doors leading to the rear garden.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 14'10" x 8'7" (4.53m x 2.64m)

With laminate flooring and blinds.

Bedroom 2 11'5" x 8'8" (3.50m x 2.66m)

With laminate flooring and blinds.

Bedroom 3 10'0"(max) x 5'11"(max) (3.06m(max) x 1.82m(max))

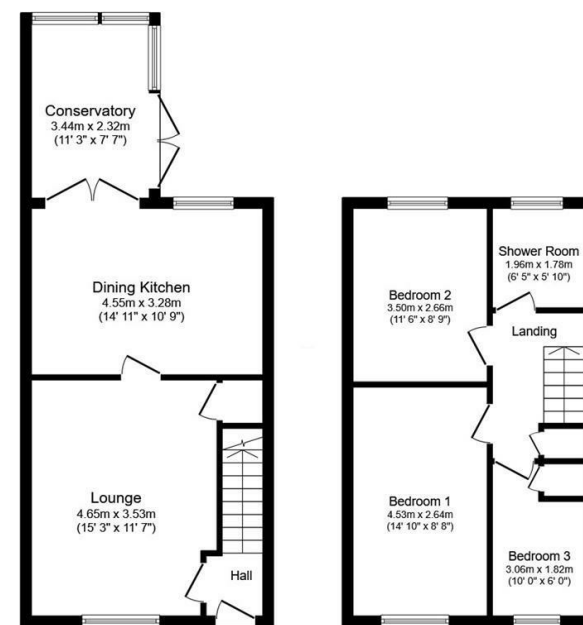
With laminate flooring and blinds.

Shower Room 6'5" x 5'10" (1.96m x 1.78m)

Having contemporary white sanitary ware with vanity basin, tiling and recessed spot lights.

EXTERNAL

The property benefits from well presented gardens to the front and rear with planting, lawns and patio area with external tap and power plus a detached garage with power and light.



Ground Floor

Floor area 45.0 sq.m. (484 sq.ft.)

First Floor

Floor area 36.5 sq.m. (393 sq.ft.)

Total floor area: 81.5 sq.m. (877 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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