

NIGHTINGALE DRIVE, WHITBY, YO22 4QP



- ▲ Sought After Whitby Location
- ▲ Lovely Modern Home
- ▲ Ground Floor WC
- ▲ En-Suite Shower Room

- ▲ Family Bathroom
- ▲ Easy Maintenance Rear Garden
- ▲ Two Parking Spaces
- ▲ Be Quick Before It Is Snapped Up

£255,000

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Now is your chance to enjoy all the advantages that modern living has to offer with this stunning three bedroom semi detached home. Tastefully decorated throughout and offering superb living accommodation with a well appointed kitchen, en-suite to principal bedroom, family bathroom and a ground floor WC. Homes of this quality rarely come to the market, so we advise early viewing to avoid disappointment.

GROUND FLOOR

ENTRANCE HALL

With double glazed composite door to the front aspect, door leading to the lounge and door leading to the WC.

LOUNGE - 4.55m x 3.58m (14'11" x 11'9")

With UPVC double glazed bay window to the front aspect, under stairs storage cupboard and radiator.

KITCHEN/DINING ROOM - 4.67m x 3.28m (15'4" x 10'9")

With UPVC double glazed window and French style doors leading seamlessly out onto the rear garden. A range of modern fitted base and wall units with contrasting worktops, integrated oven, hob with extractor over, integrated fridge freezer, dishwasher and washing machine, under unit lighting, stainless steel sink with mixer tap and radiator.

FIRST FLOOR

LANDING

With airing cupboard.

PRINCIPAL BEDROOM - 3.25m x 2.9m (10'8" x 9'6")

With two UPVC double glazed windows to the rear offering impressive views to surrounding countryside, door leading to en-suite shower room and radiator.

EN-SUITE SHOWER ROOM - 2.1m x 1.37m (6'11" x 4'6")

With UPVC double glazed obscure glass window to the side, double walk-in shower unit with shower over, low level WC, pedestal wash hand basin and radiator.

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BEDROOM TWO - 3m x 2.46m (9'10" x 8'1")

With UPVC double glazed window to the front and radiator.

BEDROOM THREE - 2.24m x 2.16m (7'4" x 7'1")

With UPVC double glazed window to the front and radiator.

FAMILY BATHROOM - 2.13m x 1.75m (7' x 5'9")

With UPVC double glazed obscure glass window to the side, panelled bath, low level WC, wash hand basin and radiator.

EXTERNALLY

GARDENS & PARKING

To the front of the property is a well-tended garden with personal access gate leading to the side and rear garden. The rear garden is set over two levels and is mainly designed for ease of maintenance with paved terrace, timber shed, raised borders and personal access gate leading to the rear parking. To the rear of the garden there are two parking spaces owned by the property.

AGENTS REF: - JW/LS/GBH250005/28012025

Council Tax Band: C **Tenure:** Freehold

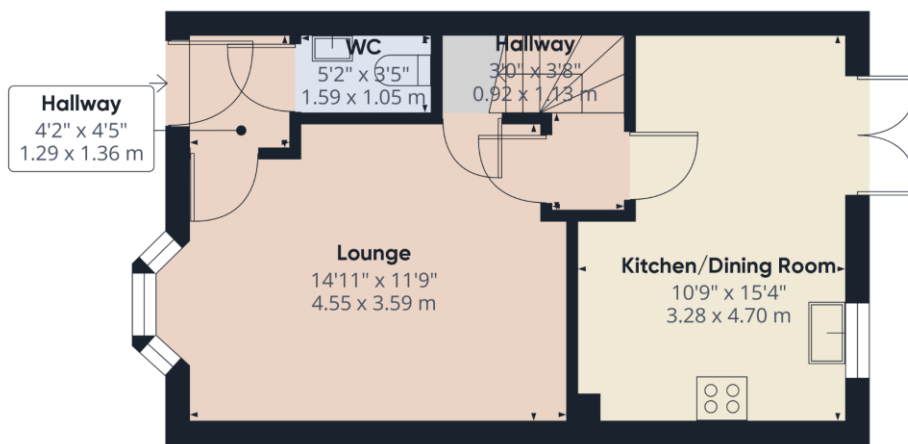
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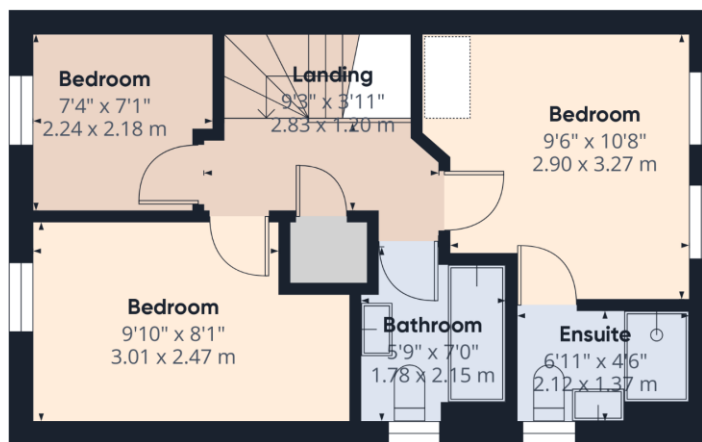


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Floor 0



Floor 1

Approximate total area⁽¹⁾
752.3 ft²
69.89 m²

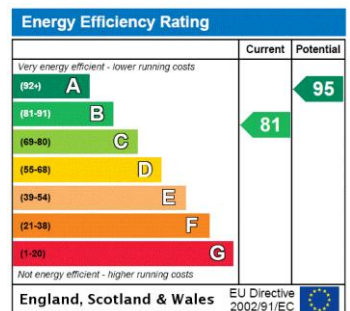
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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