



# Inglebys

Estate Agents



## 2 Whitby Road

Staithe, TS13 5AR

**£295,000**



Situated in the picturesque fishing village of Staithe, a spacious 2-bedroom detached bungalow, boasting front & side gardens and close to all local amenities & transport links, this property must be viewed in order to witness its full potential.



Tenure Details: Freehold.

Council Tax Band: Band-D.

EPC Rating: E Rating

**Entrance Porch 4'11" x 3'6" (1.52m x 1.07m)**

Composite UPVC door & side panels with feature stained glass to the front elevation. Carpeted.

**Entrance Hall 12'7" x 4'11" (3.86m x 1.51m)**

Hardwood glazed door & side panels. Carpeted. Radiator.

**Living Room 14'3" x 12'11" (4.36m x 3.95m)**

UPVC double glazed bow window to the front aspect with feature stained glass. Electric fire in a feature fire surround. Carpeted. Radiator.

**Dining Room 12'11" x 12'11" (3.96m x 3.96m)**

Electric fire in a feature fire surround. Coving & ceiling cornice. Carpeted. UPVC double glazed sliding doors to the Conservatory.

**Conservatory 11'9" x 8'7" (3.59m x 2.64m)**

UPVC double glazed with feature stained glass. Laminate flooring. Views over the surrounding countryside & clifftops.

**Kitchen 13'10" x 10'9" (4.23m x 3.29m)**

A range of wall, base & drawer units. Laminate worktops with matching upstands incorporating 1 1/2 bowl stainless steel sink with single drainer & mixer tap. Electric eye-level double oven & grill with separate ceramic hob. Extractor hood. Plumbing for washing machine. Integrated fridge / freezer. 2x UPVC double glazed windows to the side & rear aspects with electric blinds. Vinyl flooring. LED downlighting. Radiator.

**Bedroom One 13'1" x 12'11" (3.99m x 3.95m)**

UPVC double glazed bow window. Carpeted. Radiator.

**Bedroom Two 11'9" x 10'11" (3.60m x 3.33m)**

UPVC double glazed window. Storage cupboards. Carpeted. Radiator.

**Bathroom 8'8" x 6'10" (2.66m x 2.10m)**

Panel bath. Walk-in shower cubicle. Low-level W/C. Vanity unit with hand basin. Part-tiled walls.

**External**

**Front Elevation**

Steps leading up to the property. Paved patio area, with additional enclosed garden area laid to lawn with hedgerow around the perimeter of the property.

**Side Elevation**

Low-maintenance garden area with decorative gravel & a variety of shrubs & greenery.

**Rear Elevation**

Paved patio / seating areas. Brick storage shed with power supply.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

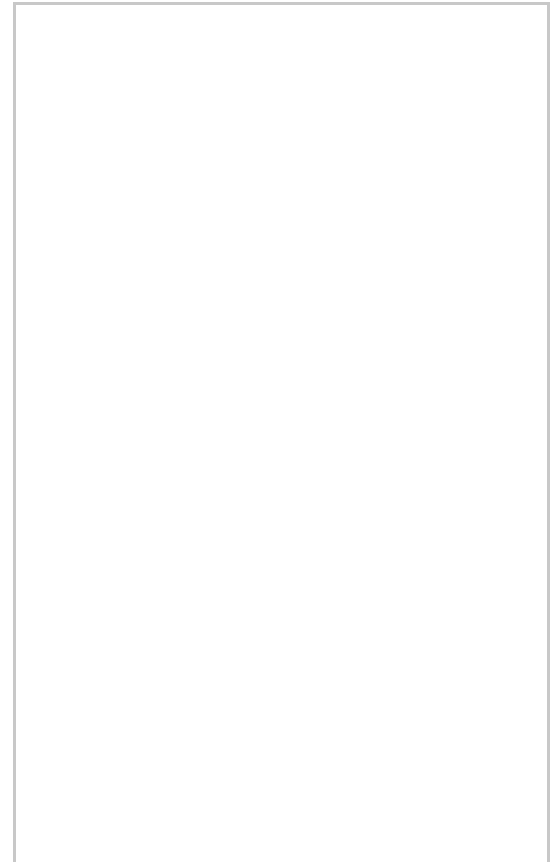
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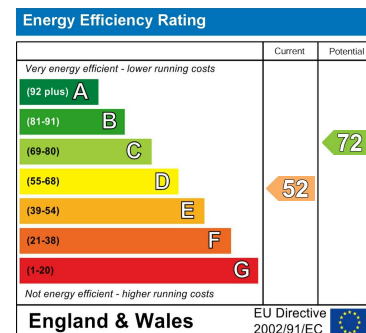
## Area Map



## Floor Plans



## Energy Efficiency Graph



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