



**HUNTERS**<sup>®</sup>  
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32 Eddisbury Road, Whitby, CH66 2JT

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Asking Price £315,000

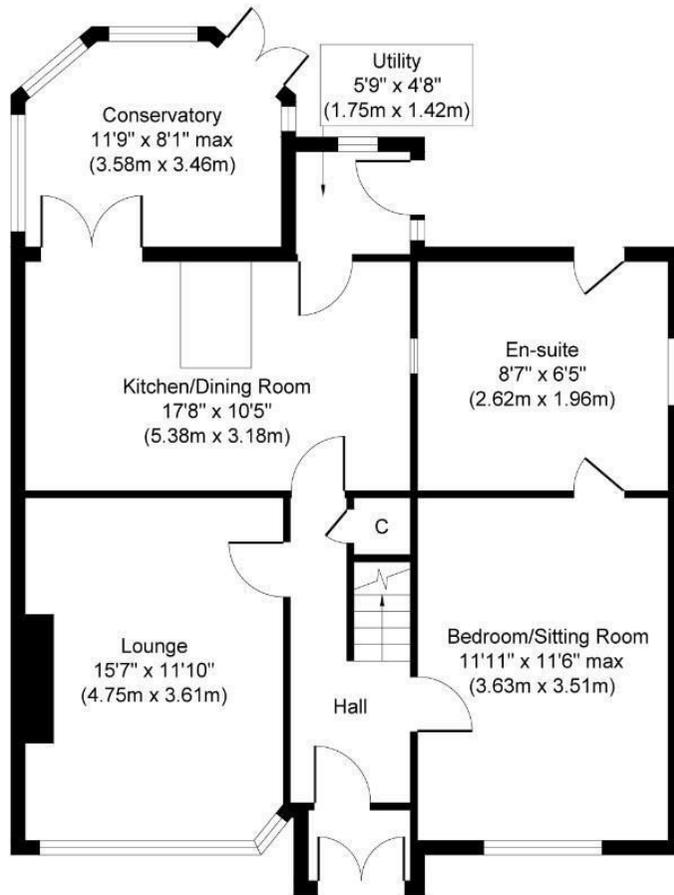
Hunters are pleased to offer this spacious Robert Schloss semi-detached house which has benefitted from a two storey extension, making this a true family home. The extension has created an additional large bedroom to the first floor and an further sitting room or indeed dependent relative/teenager suite with large ensuite and personal access door to the rear garden. The remainder of the property presents to a high standard and any future purchaser will find it difficult to fault.

The area is well served for schools of all ages, doctors surgeries, shops for day-to-day requirements and easy access to the A41 which opens up the surrounding centres of commerce.

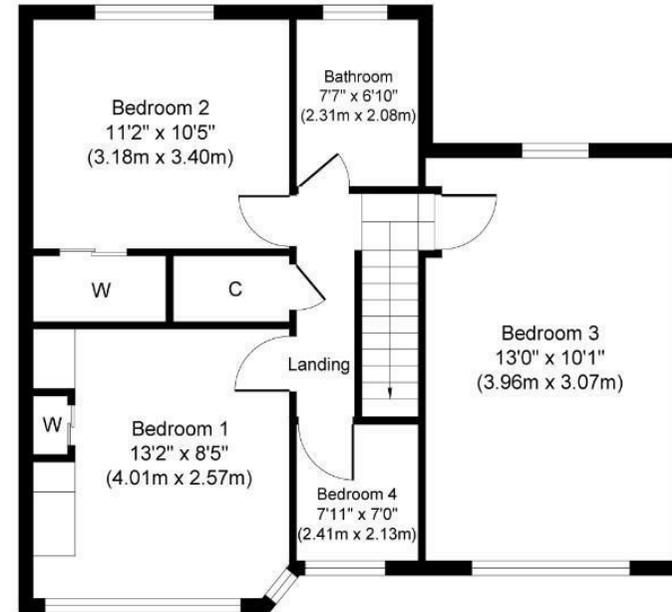
Please do call quickly, because these quality homes are soon snapped up.

Agent Note: The yellow lines outside the property are only in force between the times of 8.30am to 9am and 2.45pm to 3.30pm Mon to Fri due to the local school.

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**Ground Floor**  
**Approximate Floor Area**  
**921 sq. ft**  
**(85.53 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**671 sq. ft**  
**(62.34 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Entrance

Double doors provide access to the porch with tiled floor and further door leading to:-

### Hall

Tiled floor, central heating radiator, stairs to first floor.

### Lounge

15'7" x 11'10"

Attractive herringbone style flooring, feature fireplace, hearth and gas fire form the focal point of this bright and airy room. Double glazed window with blinds to front elevation, central heating radiator.

### Kitchen/Dining Room

17'8" x 10'5"

Although maximising the open plan living feel, the central peninsula unit does create two defined areas. The kitchen enjoys a good selection of wall and base units with contrasting worktops, AEG induction hob, Electrolux oven, boiler cupboard with Worcester boiler, integrated fridge and separate freezer, contemporary black sink and drainer with mixer taps, double glazed window with blinds to side elevation, tiled floor.

In the dining area the tiled floor theme continues, central heating radiator, French doors lead to the conservatory.

### Utility Room

5'9" x 4'8"

Plumbing for automatic washing machine, two double glazed windows to side and rear elevations, rear access door.

### Conservatory

11'9" x 8'1" max

Brick and UPVC built, central heating radiator, tiled floor, French doors leading to rear garden.

### Potential Dependant Relative Suite

Bedroom/Sitting Room 11'11" x 11'6" max

Laminate flooring, central heating radiator, double glazed window with venetian blinds to front elevation.

### Large Modern Ensuite

8'7" x 6'5"

Fitted to a high standard with large walk-in shower with rainfall shower head and hand held attachment, low level WC, pedestal wash basin, ladder towel rail, feature tiled wall, remaining walls tiled, double glazed window with blinds to side elevation, access door to the rear.

### First Floor

Staircase leads from hall to first floor landing with store cupboard.

### Bedroom One

13'2" x 8'5" excluding depth of wardrobes

Fitted wardrobes with horizontal mirror inserts, double glazed window with blinds to front elevation, central heating radiator.

### Bedroom Two

11'2" x 10'5"

Sliding mirror wardrobes, central heating radiator, double glazed window with blinds to rear elevation.

### Bedroom Three

13'0" x 10'1"

Laminate flooring, two double glazed windows with blinds to front and rear elevations, central heating radiator.

### Bedroom Four

7'11" x 7'0"

Laminate flooring, double glazed window with blinds to front elevation, central heating radiator.

### Bathroom

7'7" x 6'10"

What a stunning room. Fitted in a contemporary style with a Verona style freestanding bath with stand alone taps and soaker attachment which really draws the attention, vanity unit with integrated sink and drawers below, low level WC, traditional 'old school' radiator, feature mosaic wall, remaining walls tiled, laminate floor, double glazed window with blinds to rear elevation.

### Outside

To the front there is ample parking for several vehicles plus a lawned area. A side gated pathway allows access to the rear and wheelie bin storage.

The rear garden enjoys a patio extending to a lawned area. A private gate allows access to the rear bridle way.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





