



HENDERSONS

9, BIRCH AVENUE, WHITBY  
Guide Price £285,000



## ABOUT THIS PROPERTY

Offering spacious accommodation over three floors, this stone built semi-detached house which overlooks views of Iburndale and the surrounding Yorkshire Moors National Park would make a fantastic family home. When briefly described, the ground floor accommodation comprises of a light and airy entrance hall, a modern kitchen/diner and a cosy living room with a feature wood burning stove. The first floor is made up of three bedrooms and a shower room. The second floor has been converted from a loft space into a generously sized bedroom with an ensuite bathroom, the bedroom having amazing views of the fields beyond.

Externally, the property boasts a low maintenance front garden, a rear paved patio, two brick built sheds and a large driveway offering off road parking for several vehicles.

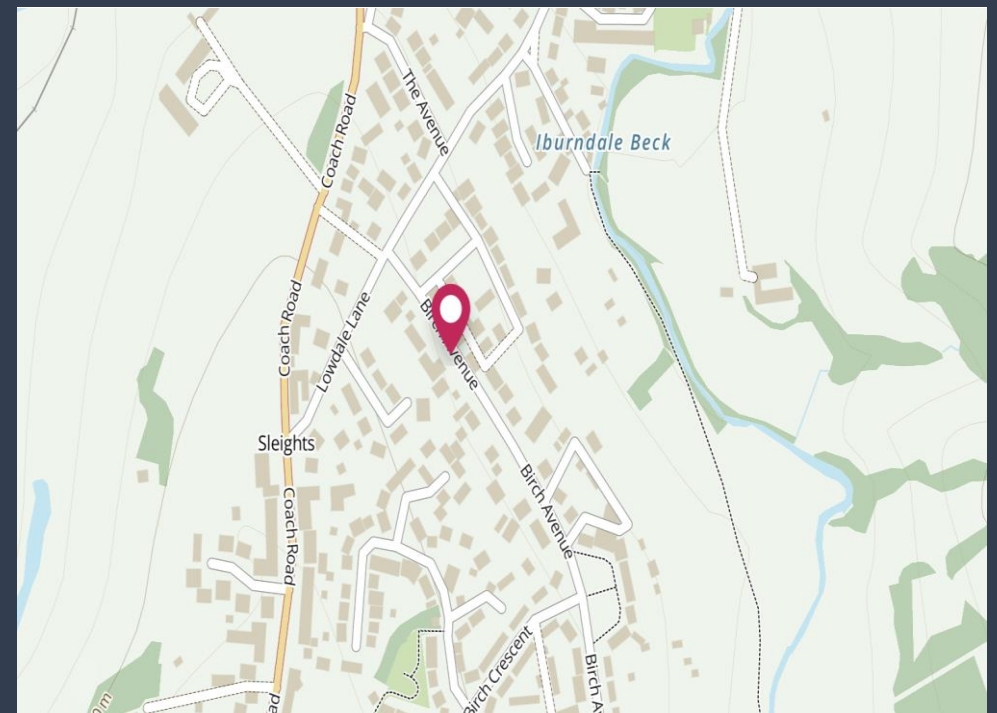
Surrounded by beautiful rolling countryside and having a wealth of amenities including a village shop, pub, post office, butcher, tearooms, fish and chip restaurant, and Bothams bakery. Also located within the village are a church, sports field, doctors' surgery and a primary school.

To arrange a viewing, call a friendly member of our team here at Hendersons to arrange a viewing today.

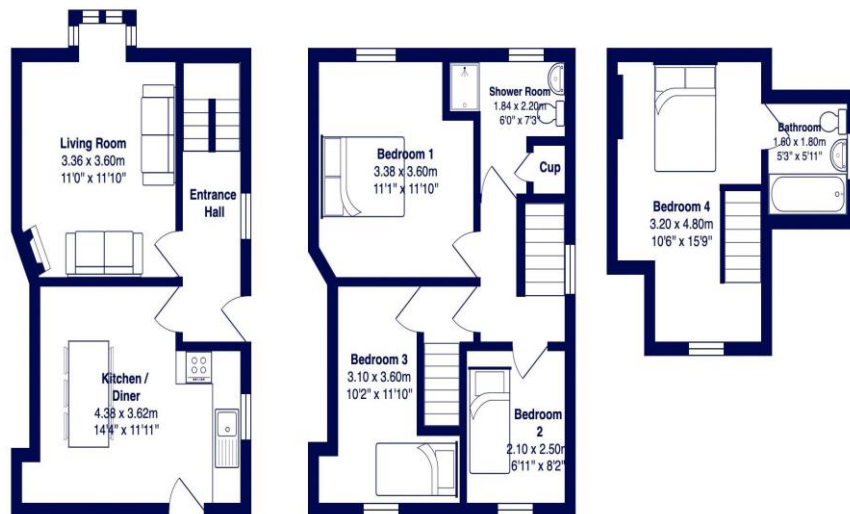


### *Key information about this property...*

EPC Rating: D  
Council Tax Band: B  
Property Tenure: Freehold  
Property Reference: 5603  
Services: All Mains Connected



**Want to book a viewing of this property call  
one of our property advisors on 01947 60 26 26  
Monday to Friday – 9am to 5.30pm  
Saturday – 9am to 4pm**



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