



HENDERSONS

**63 KINGFISHER DRIVE, WHITBY**  
Guide Price £265,000







## ABOUT THIS PROPERTY

Hendersons introduce 63 Kingfisher Drive, a delightful and well-maintained 3-bed, semi-detached home nestled within a modern development on edge of Whitby. This inviting family home boasts a perfect blend of modern comforts and tasteful decor.

As you step inside, you're greeted by an entrance hallway with a cloakroom with just off which includes a W.C and hand basin. The ground floor features a spacious and airy living room adorned with natural light, offering an ideal space for relaxation. The well-appointed kitchen is equipped with modern appliances, ample fitted cabinets, dining area and French doors that lead out to the garden. Ascending to the first floor, you'll find two generously sized bedrooms, as well as a single bedroom/study. The master bedroom exudes a peaceful retreat, complemented by an ensuite shower room with w.c and hand basin. Outside, the property boasts a beautiful, rear landscaped garden comprising a raised wooden deck with LED lighting, lawn, paved pathway and shed for storage. The garden provides a quiet outdoor space ideal for enjoying al fresco dining. The driveway offers convenient off-road parking for multiple vehicles as well as benefitting from on street parking.

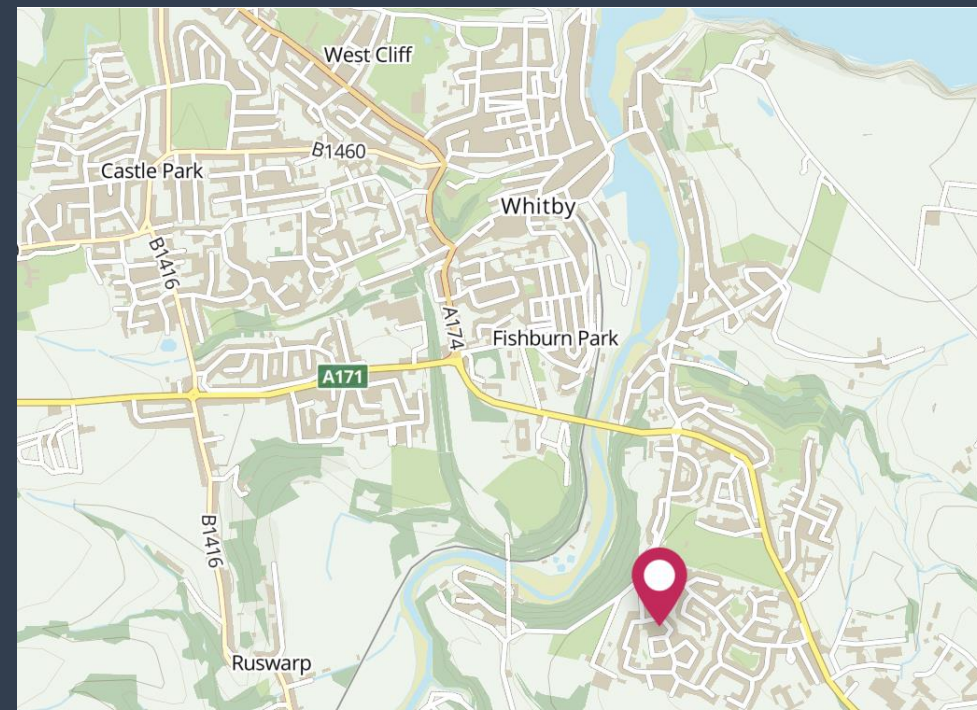
Situated in a desirable location, this residence benefits from its proximity to local amenities, schools, and transportation links, ensuring both convenience and accessibility. Whether you're a growing family, a or long term letting investor, this property encapsulates comfortable living in a quiet and pleasant area. To arrange your viewing, call Hendersons today!

### Key information about this property...

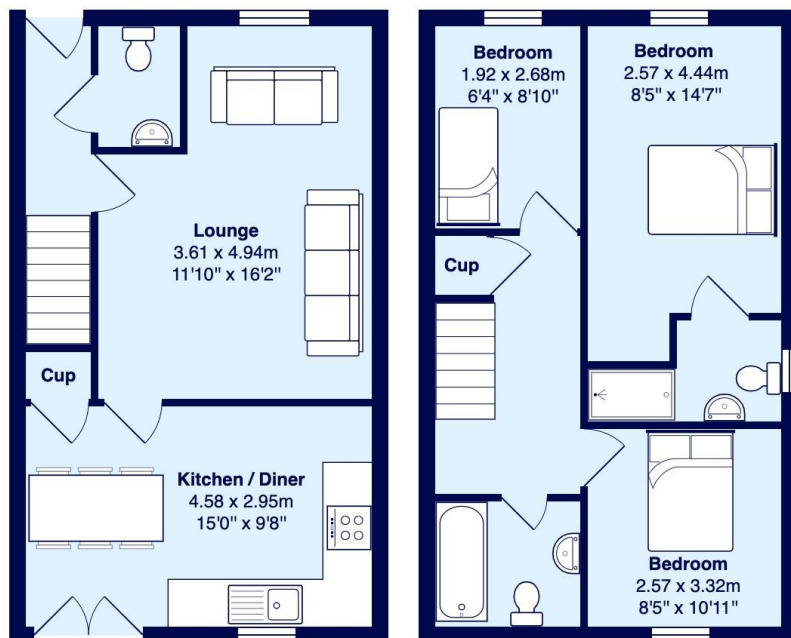
EPC Rating: B  
Council Tax Band: C  
Property Tenure: Freehold  
Property Reference: 5476  
Services: All mains connected







**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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