



34, Brook Park, Briggswath, Whitby, Yorkshire, YO21 1RT

Better Move are delighted to offer to the market this spectacular, four bedroom (Sleeps 8), detached dormer property, set on an elevated plot in the village of Briggswath within the sought after area of Whitby, situated within easy walking distance of a bus stop and rail station for Whitby (3 miles away) A short drive to the coastline and seaside. This property comprises of a hall, wet room, inner hallway with galleried landing, kitchen/dining room with utility, lounge, four bedrooms and a family bathroom. The property also benefits from attractive garden areas, dual garages and a large driveway.

Entering this property through the front door you access the light, bright hallway with stairs leading to the galleried landing on the first floor and all other rooms. The lounge is spacious with a bay window to the front of the property with carpeted flooring and neutral décor and a multi fuel burner feature fire place. The kitchen/dining area is also spacious with fitted wall and base units, plenty of room to entertain and tastefully decorated with dual aspect windows. The very useful utility room and wet room with toilet are also on the ground floor along with Bedroom four, currently being used as a snug with neutral décor and carpeted flooring, perfect for use as a guest bedroom or study.

To the first floor you will find the remaining three bedrooms and family bathroom, all bedrooms lead from the galleried landing and are of large size with carpeted flooring and beautiful neutral décor, all with ample space for all needed bedroom furniture. The Family Bathroom comprises of a WC, wash basin, panelled bath and separate shower cubicle, also benefiting from part tiled walls and Velux style window.

The exterior of the property is very well presented, with several garden areas set in woodland and mature trees and shrubs with seating areas and summer house. To the front of the property is a large gravelled drive way providing plenty of parking space and a double garage.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

