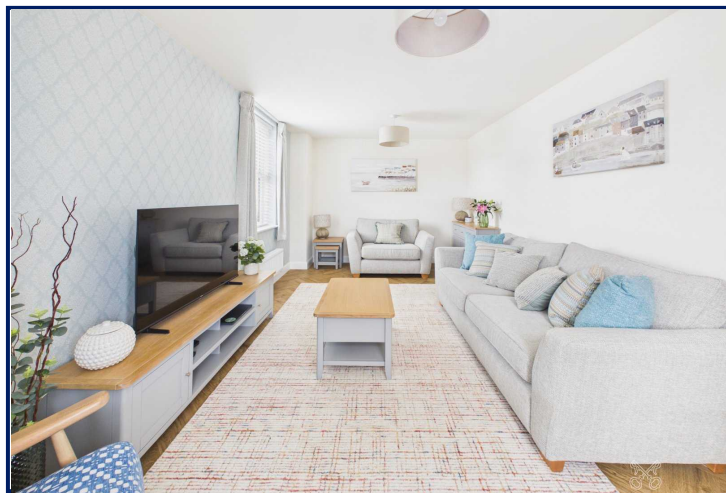
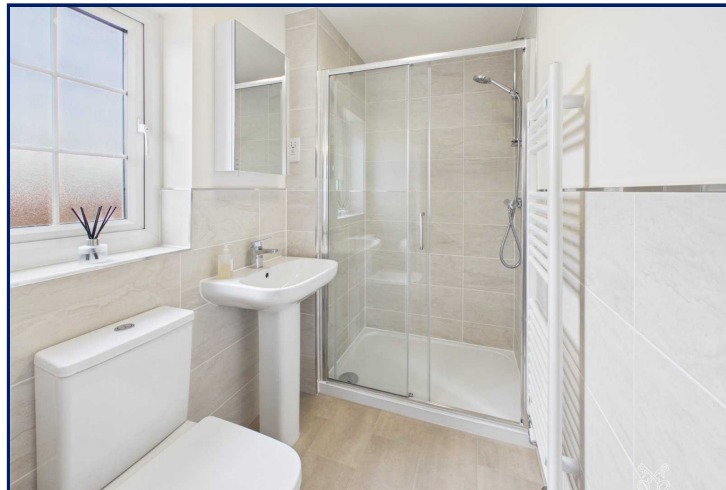
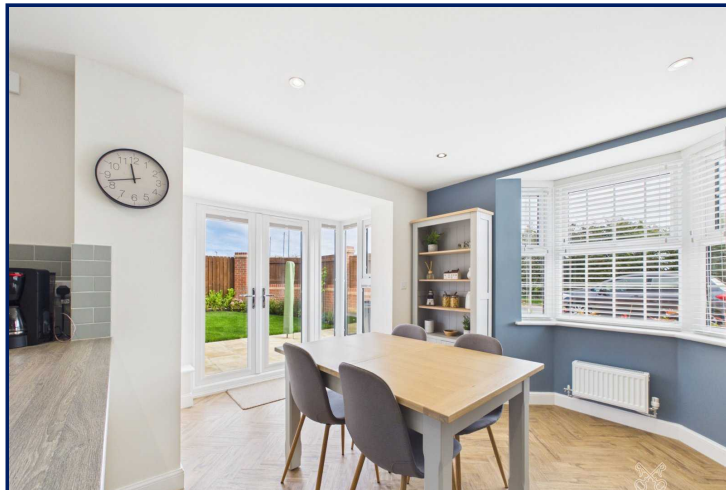




Sanderling Grove, Whitby, North  
Yorkshire, YO22

**Asking Price: £360,000**  
**Freehold**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Sanderling Grove, Whitby, North Yorkshire, YO22  
Asking Price: £360,000 Freehold

Council Tax Band: E  
EPC Rating: B

\*\*\* Immaculately presented four-bedroom detached family home occupying a desirable corner plot within a popular Whitby location, offering spacious accommodation across three floors and finished to an exceptional standard throughout \*\*\*

**Description**  
Occupying a desirable corner plot within the highly sought-after Sanderling Grove development in Whitby, this exceptional detached family home was built by David Wilson Homes to their popular Hertford design and benefits from the remainder of a 10-year NHBC warranty.

Beautifully presented throughout, the property offers spacious and versatile accommodation arranged across three floors, perfectly suited to modern family living.

The welcoming entrance leads to an elegant lounge featuring a striking bay window creating a bright and inviting space to relax and entertain.

To the rear of the property, the impressive open-plan kitchen and dining area forms the heart of the home, fitted with contemporary matt platinum cabinetry, integrated appliances and French doors that open directly onto the garden, allowing natural light to flood the space. A separate utility room and convenient ground-floor WC further enhance the practicality of the layout.

The first floor hosts a superb principal bedroom suite, complete with a dressing room and stylish en-suite bathroom. A further generous double bedroom and a modern family bathroom are also located on this level.

The second floor offers two additional double bedrooms, both benefiting from attractive dormer windows, together with a third bathroom, providing flexible accommodation for growing families, guests or home-working requirements.

In total, the property boasts four double bedrooms and three bathrooms, all finished to an excellent standard with contemporary fixtures and fittings throughout.

Further benefits include gas central heating, double glazing and solar panels, delivering both comfort and energy efficiency.

Externally, the enclosed walled rear garden is predominantly laid to lawn with a patio seating area, ideal for outdoor dining and entertaining. A garage provides secure parking and useful additional storage.

This outstanding home represents a superb opportunity to acquire a modern, energy-efficient family property in one of Whitby's most desirable residential locations.

Early viewing is highly recommended to fully appreciate the quality, space, and superb setting of this home. Viewings can be arranged through our office, and an online virtual tour is also available.

**Property Information**  
Local Authority - North Yorkshire  
Conservation Area - No  
Coal Mining Area - No  
Council Tax Band - E  
Council Tax Estimate - TBC

**Flood Risk:**  
Rivers & Seas - Very low  
Surface Water - Very low

**Coverage:**  
Mobile (based on calls indoors)  
O2 - TBC  
EE - TBC  
Three - TBC  
Vodafone - TBC

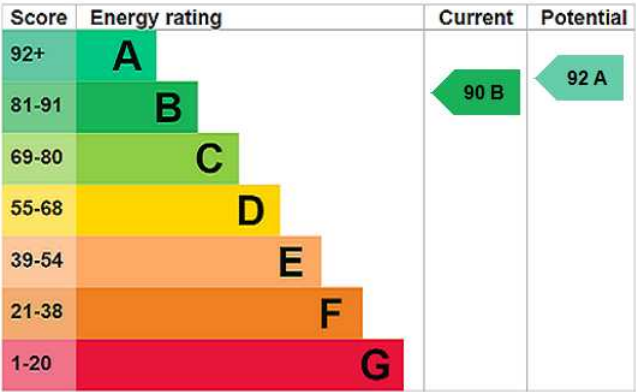
**Broadband (estimated speeds):**  
Standard 3 mbps  
Superfast 37 mbps  
Ultrafast 1800 mbps  
**Satellite & Cable TV Availability:**  
BT - Yes  
Sky - Yes  
Virgin Media - No

Agent Note

HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF).

This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.



For full EPC please contact the branch

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk