

LAND AT MOUNT FARM CLOSE, MOUNT FARM CLOSE, WHITBY, YO22 4HJ



- ▲ Five-bedroom detached bungalow
- ▲ Part-constructed development opportunity
- ▲ Existing shell, internal walls and windows in place
- ▲ Opportunity to create a bespoke home to your own specification
- ▲ Separate self-contained annex
- ▲ Ideal for multi-generational living
- ▲ Potential for holiday let or rental income, subject to necessary permissions
- ▲ Wraparound garden & Large front area with ample off-street parking potential
- ▲ Desirable Whitby location
- ▲ Subject to necessary planning permissions and consents

Offers in the region of £175,000

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A rare and exciting development opportunity, this substantial five-bedroom detached bungalow on Mount Farm Close in Whitby offers buyers the chance to complete a unique home entirely to their own specification.

The property is currently part-constructed, with the existing shell, internal walls and windows already in place, providing an excellent starting point for those looking to create their ideal home. The bungalow offers spacious accommodation and is ready for the next owner to bring their vision to life, subject to the necessary planning permissions and consents.

One of the standout features is the separate annex, which can be completely separated from the main bungalow. This versatile space could be ideal for multi-generational living, providing independent accommodation for family members, or could offer the potential to generate an additional income stream through holiday letting or a traditional rental, subject to the necessary permissions.

Externally, the property benefits from a wraparound garden, offering excellent outdoor space, together with a large front area providing ample potential for off-street parking.

An exceptional opportunity for buyers seeking a substantial project with significant potential, offering the flexibility to create a bespoke five-bedroom home with a separate annex in a desirable Whitby location.

TO VIEW: Tel: **01287 552280**
10 Chaloner Street, Guisborough, TS14 6QD

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Mains Sewerage
No Known Legal Obligations
No Known Flooding Risk
Standard Broadband & Mobile Signal
No Known Rights of Way

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - JS/LS/GBH260246/13082026

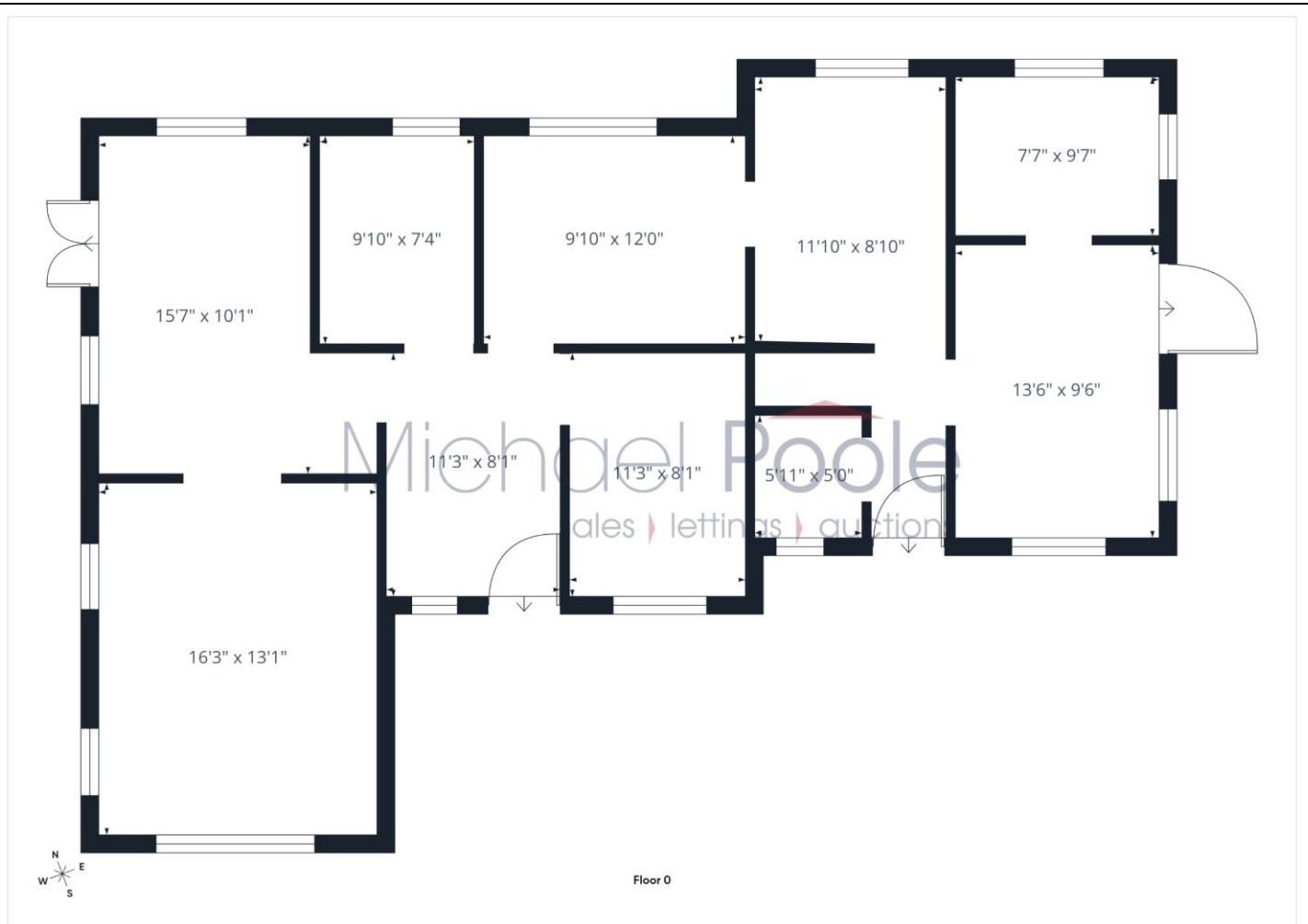
Council Tax Band: TBC **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on Tel: 01287 552280



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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