



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## DENHAM UNDERHILL, GLAISDALE

*Whitby 10 miles*

*Guisborough 18 miles*

*Distances are approximate*



**A BEAUTIFULLY PROPORTIONED, TRADITIONAL, 3/4 BEDROOM FAMILY HOME SITUATED IN THIS ESK VALLEY VILLAGE IN THE HEART OF THE NORTH YORK MOORS NATIONAL PARK. WITH GENEROUS PROPORTIONS AND GENEROUS GARDEN, THIS IS A QUALITY HOME, WELL WORTH VIEWING.**

**CURRENTLY USED AS HOLIDAY LETTING ACCOMMODATION**

Accommodation

Entrance Lobby & Hallway, Lounge, Inner Hallway, 4<sup>th</sup> Bedroom, Kitchen, Conservatory  
Rear Hallway, W.C, Boiler Room.

Landing, 2 Double Bedrooms, Bathroom and Shower Room, Separate Guest Bedroom with En-Suite Shower.  
Driveway Parking. Garage, Paved Patio, Generous Gardens, Separate Off Site Parking Space.

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## **PARTICULARS OF SALE**

Situated on a quiet lane between the upper and lower parts of Glaisdale village, Denham is a substantial stone built detached property which enjoys lovely views across the wooded countryside of the Esk Valley to the moors.

Modernised and extended over the years, the house is currently used as holiday letting accommodation but would equally make a great family home with generous accommodation, paved seating areas and landscaped gardens, with garage, off road parking plus a further large parking area just up the road.

Glaisdale is a popular village, with many amenities including pub, primary school, tennis courts, general store and award winning butchers.

Approached from the rear, the accommodation comprises:

**Rear Entrance Hall:** With tiled floor and off which is the ground floor W.C and boiler room, under-stairs cupboard and inner-door which opens into the:



**Dining Kitchen:** The kitchen is fitted with a range of light Oak fronted base and wall units, with laminate worktops, with inset black resin sink and tiled splash backs. There is an integral double oven, ceramic hob, plumbing and space for an automatic washing machine and drier, and integral fridge freezer. The floor is tiled and has part under-floor heating.



Within the room there is a recessed fireplace within which is a large wood burning stove. Patio doors from the kitchen give access to:-

**Conservatory:** Of stone and timber construction with double glazing and Triplex roof, tiled floor, radiator and double doors out to the patio area



Also off the kitchen is access to the inner staircase which leads upwards above the kitchen to the ...

**Extension Bedroom:** A generous double bedroom, having windows to front, side and rear aspects, built-in wardrobe and en-suite shower room, within in which there is a shower cubicle, hand basin, w.c and chrome heated towel rail.



**Inner Hall:** Off the kitchen and with large bay window which would be suitable for desk/office and overlooks the garden.

**Internal Room:** Currently used as a letting bedroom, having borrowed light windows, beamed ceiling and radiator.

**Entrance Lobby:** With staircase to first floor, half-glazed front door out to the patio area and gardens, and panelled door into the...

**Lounge:** With a large bay window facing to the front and large open fireplace with multi-fuel stove within, stone mantel and tiled hearth. There are open beams and a radiator.



**Bedroom:** Another double bedroom with sash window facing to the front and recessed wardrobe. Within the wardrobe is a steep foot ladder to the attic which is boarded out and provides a large amount of storage.



### First Floor

The staircase rises from the small entrance hallway to the landing.

**Bedroom:** A large double bedroom with sash window facing to the front.



**Shower Room:** A generous room with a window facing to the rear, the bathroom is fitted with a white suite comprising wash basin, WC and walk-in shower cubicle.



**Bathroom:** Having a white suite comprising bath, pedestal hand-basin and w.c, with full tiling to the walls.



### Outside

The property is approached from the rear where there is a paved parking area and access to the...

**Detached Garage 16'7 x 10'4 :** With up and over door, light and power connected.



Pathways lead down both sides to the front of the house where there is a good sized paved patio with 2 seating areas and wrought iron railings, and which is in an elevated position overlooking the front garden



The front gardens are a generous size with steps down from the patio and which slopes down to the bottom of the valley. Largely set to lawn, there is a raised landscaped rockery, a further stone seating area, and stone, panel fence and conifer boundaries.

With the property there is a further generous parking area approximately 70 yards up the lane. Currently only used as a single parking place there is the potential to possibly expand this further.

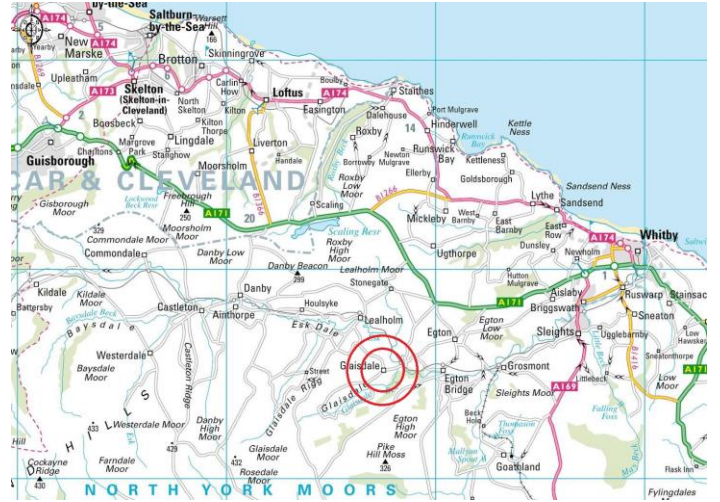
**GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent’s office prior to travelling or making an appointment to view this property.

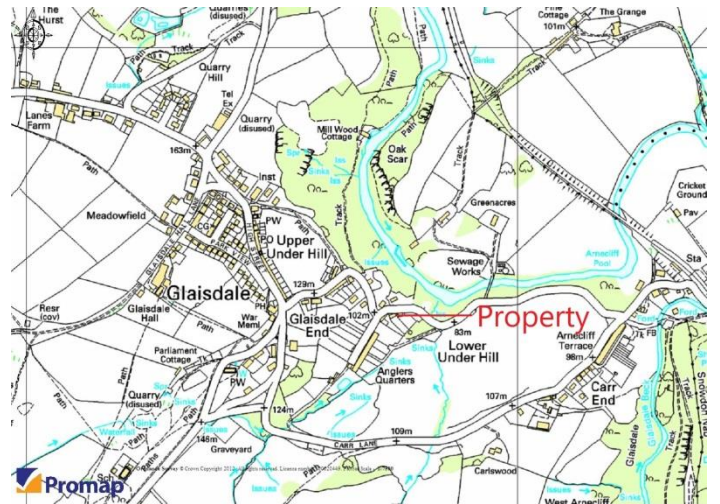
**Services:** Mains water, sewerage and electricity are understood to be connected to the property. The house has oil fuelled central heating with a bulk tank behind the garage and boiler in the boiler room off the rear hallway.

**Council Tax:** As a holiday let the property is currently assessed under business rates. Scarborough Borough Council. Tel: 01723 232323.

**Planning Authority:** North York Moors National Park. Tel: 01439 770657.



**Directions:** Glaisdale lies in the mid Esk Valley and is well signed via Egton from the A171 moor road connecting Whitby and Guisborough. As you enter the village follow the road along from the railway station past the pub and the tennis courts and then turn up the hill taking the first right. Go down the hill around the sharp corner and the property is on the right hand side. Please also see the location plans attached.



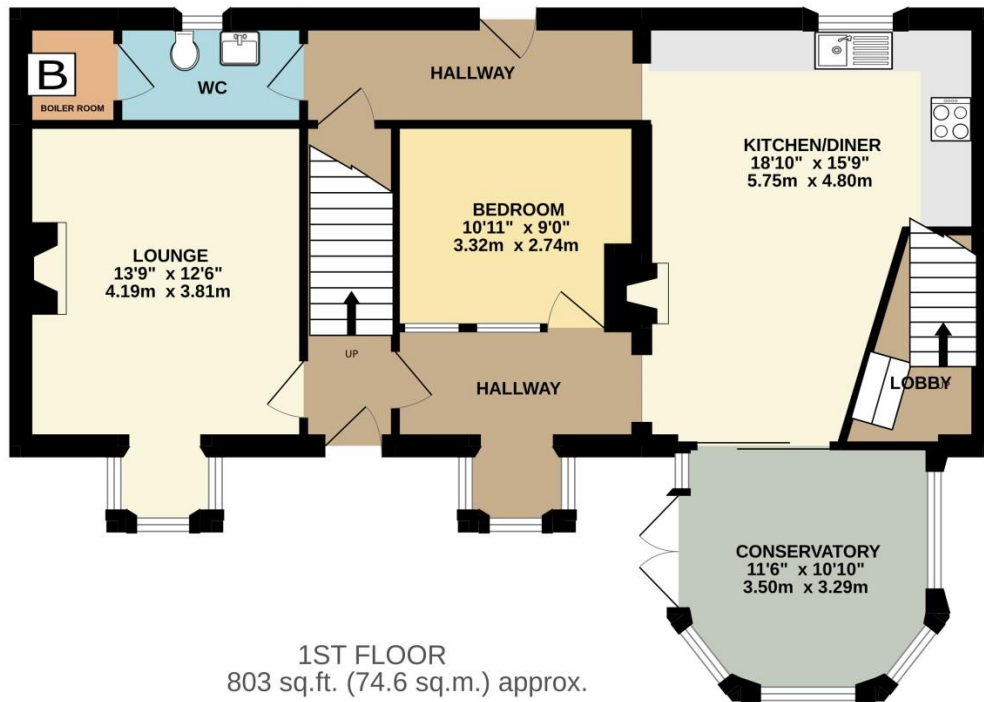
**Post Code:** YO21 2PF

**IMPORTANT NOTICE**  
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

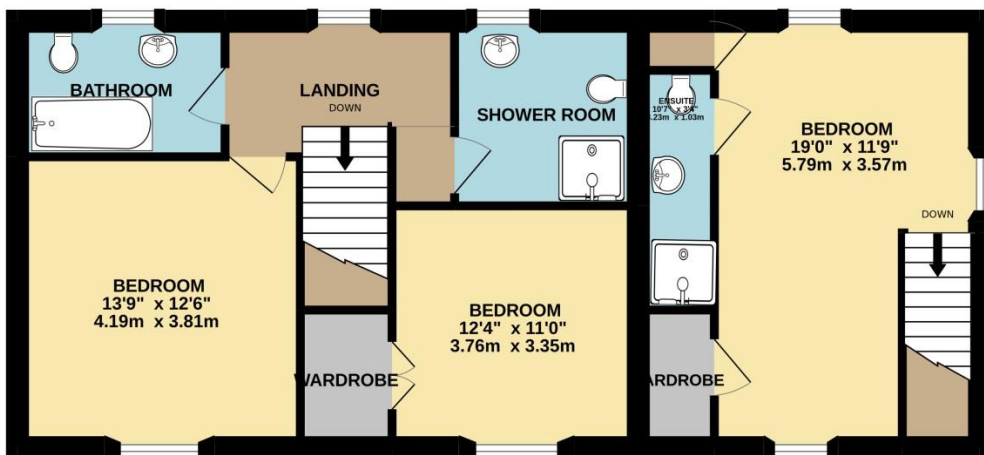
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		



GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1737 sq.ft. (161.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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