

# RICHARDSON & SMITH

Chartered Surveyors

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## “INGLENOOK” 92 HIGH STREET, HINDERWELL

*Whitby approx. 10 miles*



**A BEAUTIFULLY PRESENTED 3 BEDROOM MID TERRACED COTTAGE, ON THE HIGH STREET IN THE HEART OF THIS BUSTLING NATIONAL PARK VILLAGE. JUST INLAND FROM THE COAST AT STAITHES AND RUNSWICK BAY, THIS COTTAGE COULD MAKE A SUPER HOME OR INVESTMENT PROPERTY.**

### Accommodation:-

*Entrance: Lobby, Lounge with Dining Area, Kitchen. 1<sup>st</sup> Floor: Landing, 2 Bedrooms House Bathroom, 2<sup>nd</sup> Floor: Bedroom with En-Suite  
Gardens to Front & Rear, On Street Parking.*

## Guide Price: £249,995

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**Ian K Halley FRICS**

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## **PARTICULARS OF SALE**

“Inglenook” is a most delightful 3 bedroom cottage on the High Street of this popular village. Beautifully renovated and upgraded by the Vendors, the cottage is extended to the rear resulting in a great living space with 3 good sized bedrooms. There is a modern house bathroom on the first floor as well as en-suite facilities to the 2<sup>nd</sup> floor bedroom, all with modern gas central heating.

In easy walking distance of all the village amenities and just a short distance from The Heritage Coast and the popular coastal villages of Runswick and Staithes, the property is beautifully situated for everything the area has to offer.

So whether looking for a permanent dwelling, second home or potential investment/ holiday letting opportunity, this is an opportunity that is worth serious consideration.

Approached from the High Street pavement, the cottage is set behind a low stone wall with small low maintenance garden, a paved path leads to the composite panelled front door which opens into....

**Entrance Lobby:** With staircase to first floor and Oak veneer door to....

**Lounge with Dining Area:** Having a bay window, central fireplace within a Oak surround, decorative shelved alcoves, laminated floor with underfloor heating which continues through to the...



**Kitchen:** The room is fitted with a modern range of fitted cabinets with laminated working surfaces, inset 1½ bowl sink unit and tiled splash-backs. Integral to the units is automatic washing machine, dish washer, fridge freezer and electric cooker with gas hob and extractor over. Patio doors give access to the rear garden

## **First Floor**

The staircase rises from the entrance lobby to the first floor landing where there is a staircase to 2<sup>nd</sup> floor. From here Oak veneer doors open to...

**Bathroom:** Beautiful modern white suite comprising bath with electric shower and large heated towel rail, vanity units with inset hand basin and w.c. There is tiling to the walls and window to the rear



**Bedroom:** To the rear, with radiator and views over the village to the hills

**Bedroom:** To the front, with radiator and bay window





## **Second Floor**

**Attic Bedroom:** Having dormer window to front and further window rear, radiator and .....

**En-Suite Bathroom:** Having bath with thermostatic shower and screen, heated towel rail w.c and hand basin.



## **Outside**

As previously described there is a small low maintenance garden to the front set behind a low stone wall whilst to the rear there is a delightful south facing garden, with patio and BBQ area, lawn, large shed/summer house with mature shrubs and plantings. There is access to the side lane via a small gate.

Whilst there is no parking with the property there is ample on-street parking immediately outside.



## **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.*

## 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.

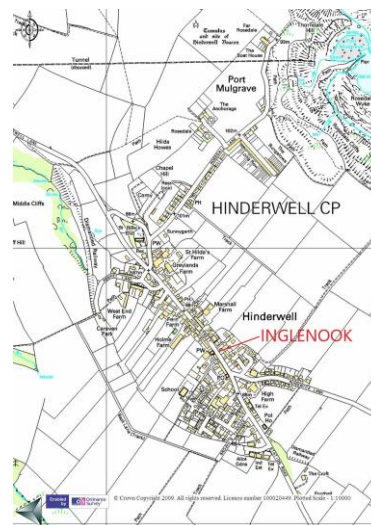
**Services:** The property is connected to all mains services. Heating and hot water is provided by the gas central heating boiler in the kitchen.

**Planning Authority:** The North York Moors National Park. Tel: 01439 770 657

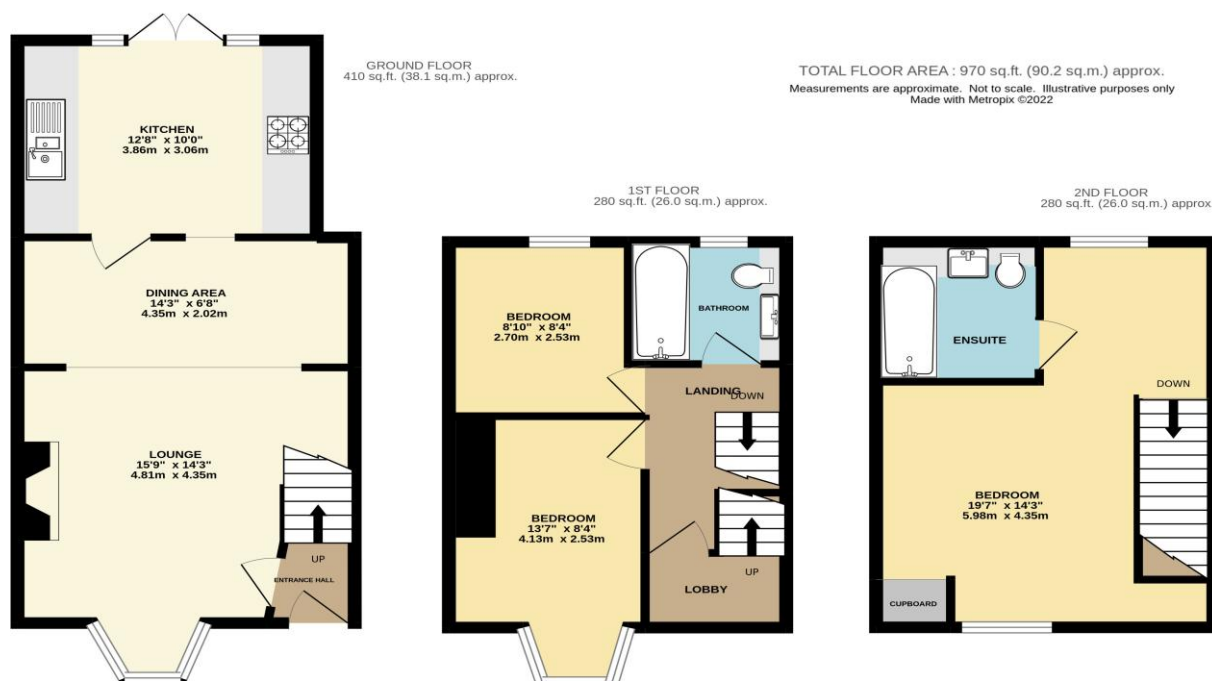
**Directions:** From our offices, head along the coast road to the north passing through Sandsend & Lythe until you reach the village of Hinderwell. Continue along High Street which runs through the centre of the village, and the cottage is towards the centre of the village on the left hand side, marked by the Richardson and Smith 'For Sale' board.

**Local Taxation:** The property is currently assessed by North Yorkshire Council (Tel 01723 232323) in council tax banding of 'B'.

**Post Code:** TS13 5ES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72   C	88   B



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