



ROSE COTTAGE, 3 HIGH STREET, RUSWARP

Whitby 1 mile

Sleights 2 miles

Sandsend 3 miles

(All distances are approximate)



A WELL PRESENTED, GRADE II LISTED MID TERRACE COTTAGE WITH 3 BEDROOMS AND GARDENS TO BOTH THE FRONT AND REAR. OFFERING MORE THAN YOU MIGHT FIRST EXPECT, THIS COTTAGE IS WELL WORTH A CLOSER LOOK!

Accommodation

Ground Floor: Hallway, Lounge and Dining Kitchen. 1st Floor: Double & Single Bedrooms, Bathroom.
2nd Floor: Double Bedroom. Outside: Gardens to front and rear including store and patio area

GUIDE PRICE: £250,000

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

Rose Cottage, No.3 High Street, Ruswarp, is an east facing, mid-terrace property dating from the early 19th Century. Grade II listed the property is the majority of this old building which is subdivided with No.3a a separate dwelling entirely.

The property is faced in stone and has a rendered masonry rear elevation with a red clay pantile roof covering. The glazing is a mixture of single and double-glazed wooden windows with a single uPVC double glazed window in the kitchen.

From the front garden, a modern entrance door opens into...

Hallway – an L-shaped hallway with a borrowed light window into the kitchen and stairs off. From here glazed internal doors open to ...



Living Room – with 2 windows to the front, with plantation shutters inside, the living room has a fireplace with tiled hearth and inserts and a modern gas flame effect fire unit and a beamed ceiling.



Kitchen Diner – With a window to the rear, the kitchen is fitted with a simple suite of laminate cabinets with laminate worktops. Fittings include a 1½ bowl stainless steel sink unit, concealed fridge and freezer, plus space for range style oven with cooker hood over and an automatic washing machine.

First Floor

The staircase rises from the ground floor up to a first floor landing with doors opening to...



Bedroom 1 – a large double bedroom with a beamed ceiling and 2 windows facing to the front with internal plantation shutters. There are wardrobes in an L-shaped arrangement in the corner of the room.



Shower Room – with a modern white suite comprising a corner shower cubicle with Mira thermostatic shower fitment, low flush WC and wash hand basin. Window to the rear, beamed ceiling and built in storage cupboard. Shaver light and extractor fan.



Bedroom 2 – a single bedroom facing to the rear with a recessed wardrobe and a further recessed cupboard housing the Worcester gas combi central heating boiler.

Second Floor

The staircase rises to a narrow landing with a half-glazed door opening into...



Bedroom 3 – a spacious L shaped double bedroom with a glazed dormer window facing to the front. Recessed wardrobe and hatches to the front n rear eaves storage areas. Matchboard panelled ceiling and walls.

Outside

At the front of the property is a garden designed for low maintenance with a gravelled surface bounded by paving.



The main garden lies to the rear with a lawn with borders planted with shrubs and flowers, a plastic garden shed and matching storage bunker, plus a small paved seating area. The garden lies half a flight of stone steps above the level of the back door and is terraced, lying to the west of the house.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-78	C		7 c
55-68	D		
39-54	E	49 e	
21-38	F		
1-20	G		

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.



Directions: From Whitby, Ruswarp lies about half a mile to the south of the town on the B1416. As you approach from Whitby and you drop down into the village of Ruswarp, the property is situated on the right hand side opposite the Old Hall.

Method of Sale: The property is freehold and is offered for sale with vacant possession.

Services: Mains water, gas, electricity and drainage. The property has gas central heating, with the boiler in the cupboard off the single bedroom on the first floor.

Council Tax: The cottage is graded band ‘C’ with approx. £2,029 payable for 2024/5. North Yorkshire Council. Tel 01723 232323.

Planning: The local planning authority is North Yorkshire Council. The property is a grade II listed building.

Postcode: YO21 1NH

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.





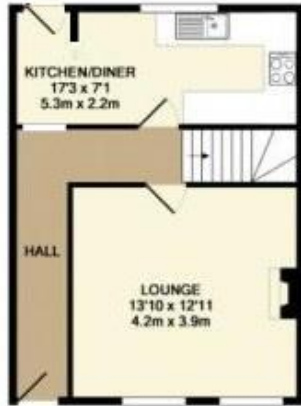
RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents



GROUND FLOOR



1ST FLOOR



2ND FLOOR

