

38 HINDERWELL LANE, RUNSWICK BAY

Whitby Approx 9 miles





A DETACHED 5 BEDROOM FAMILY HOUSE SITUATED IN THE BANK TOP AREA OF THIS POPULAR NATIONAL PARK SEASIDE VILLAGE. THE HOUSE IS SPACIOUS AND MODERN, WITH PARKING FOR NUMEROUS CARS, A CONSERVATORY AND A GARDEN WITH A WORKSHOP.

Accommodation:

Entrance Porch, Hallway, WC Cloakroom, Lounge, Dining Kitchen, Conservatory. 1st Floor: Landing, 2 Double Bedrooms, Single Bedroom/Study and House Bathroom. 2nd Floor: Landing, 2 further Double / Twin Bedrooms. Front and rear gardens. Multiple parking spaces. Single brick garage & driveway parking.



PARTICULARS OF SALE

Runswick Bay is a popular village on the Heritage Coastline of the North York Moors National Park with an award winning beach, pubs, and a cafe. This property stands near to the edge of the village at the top of the bank, but is within easy reach of the beach and other amenities. Primary schools and shops can be found in the nearby villages of Hinderwell and Staithes.

This modern detached home is one of a pair built in 1989. Built with modern standards of insulation, combination oil fuelled central heating and good quality double glazing, the property is efficient to run as well as being an attractive place to live.

With a layout offering up to 5 bedrooms, the property is more spacious than it may first appear and with the extra land to the rear garden, the plot is much bigger than you think.

From the front garden, the entrance door with flanking window opens into an entrance porch with a part glazed inner door and screen opening into a generous hallway has the staircase rising to the first floor and a WC cloakroom beneath. Doors open into the lounge and dining kitchen.



The lounge is light and airy and has windows to the front and side. There is plenty of space for two large settees and a fireplace with an inset multi-fuel stove. A connecting door opens through into the dining kitchen, which is the largest room in the house and has windows facing to the side and rear as well as sliding patio doors opening into the conservatory. The kitchen is fitted with an extensive arrangement of cabinets with a stainless steel sink and spaces for all the usual appliances.



The conservatory is uPVC double glazed on a low brick base and double doors out into the rear garden.



First Floor

From the study hallway the staircase rises to a spacious landing with a window to the side and panelled doors to the house bathroom and three main bedrooms.

There are 2 double bedrooms on the first floor plus a single bedroom which is currently used as a study.



The house bathroom has been upgraded with a modern white suite which includes a shower bath with curved glass screen and shower over, a WC and pedestal wash basin.



Second Floor

A staircase rises to a second floor landing with doors opening to two further bedrooms.

Outside

The front garden has a lawn with a number of shrubs aloing its edge, plus a gravelled parking area. On the opposite side of the track running across the front of the house is a further parking area for 2 more vehicles.

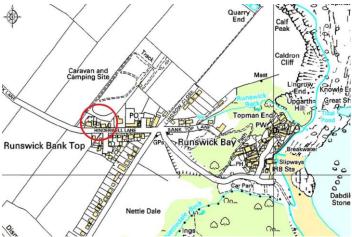


The rear garden includes a raised decked seating area, a lawn, a graveled and paved seating area and a small brick workshop building.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss 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 take the coast road (A174) north approx. 8½ miles, turning right where sign-posted to Runswick Bay. Turn left in the upper village at the T-junction and the property lies on your right hand side where sign-posted by our 'For Sale' board towards the edge of the village.



Services: The house is connected to mains water, electricity and drainage. The property has oil fuelled central heating.

Council Tax Banding: The property is assessed as band E for council tax. The amount payable for 2024-25 is $\pounds 2,790$. North Yorkshire Council - Tel 01723 232323.

Tenure: Freehold.

Post Code: TS13 5HR



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.





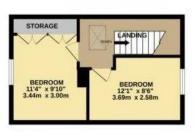












2ND FLOOR

TOTAL FLOOR AREA : 1710 sq.ft. (158.9 sq.m.) approx.





