



# RICHARDSON & SMITH

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## 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.

1<sup>st</sup> Floor: Landing, 2 Double Bedrooms, Single Bedroom/Study and House Bathroom.

2<sup>nd</sup> Floor: Landing, 2 further Double / Twin Bedrooms.

Front and rear gardens. Multiple parking spaces. Single brick garage & driveway parking.

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



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.

### **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.









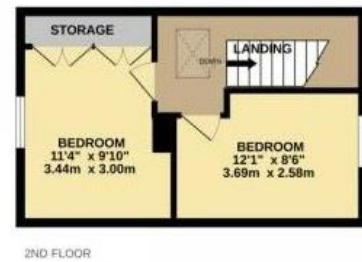
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TOTAL FLOOR AREA : 1710 sq.ft. (158.9 sq.m.) approx.