



# RICHARDSON & SMITH

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## “HIGH FIELDS” SNEATON, Nr WHITBY

*Whitby 3 miles*

*Scarborough 17 miles*

*York 43 miles*



**SITUATED IN AN ELEVATED POSITION ON THE OUTSKIRTS OF THE VILLAGE AND AFFORDING SWEEPING VIEWS OVER BEAUTIFUL COUNTRYSIDE TO WHITBY AND THE SEA BEYOND, THIS STUNNING 4 BEDROOM BUNGALOW IS ONE TO VIEW. REMODELLED, RENOVATED AND PRESENTED TO THE HIGHEST STANDARD, THIS SPACIOUS BUNGALOW IS AN OUTSTANDING PROPERTY.**

### Accommodation

Entrance Porch, Kitchen, Utility, Dining Area, Lounge, W.C  
Bathroom, 4 Double Bedrooms

Outside: Gardens to Front & Rear; Detached Double Garage

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## PARTICULARS OF SALE

Situated on a quiet lane, on the outskirts of Sneaton village, High Fields is an outstanding opportunity for the most discerning of buyers. Beautifully presented throughout, this spacious bungalow has been the subject of a meticulous and thoughtful renovation and transformation, both internally and externally. Whether walking into the cathedral style kitchen, outside to the delightful rear patio and seating area or just simply enjoying the panoramic views to Whitby, the Abbey and the coast, High Fields is a property that just cannot be ignored. With a large detached double garage, ample parking, and the right amount of outside space whilst being conveniently for Whitby, Scarborough, the moors and the coast, this is a home for everyone.



Approached to the side from the tarmac drive stones steps lead up to the .....

**Entrance Vestibule** – With modern composite door, cloaks cupboard and door into the ....

**Cathedral Style Kitchen:** A simply stunning room which offers space and light with a large gable window allowing light to flood into the vaulted room. There are further shuttered windows to the side, tiled floor with underfloor heating which it extends into the utility and guest toilet.



Having a range of Shaker style painted Oak units with matching wall cupboards over, Granite working surfaces and central island unit. Integral to the kitchen is the large Everhot electric range cooker with matching extractor hood over. Within the island unit there is breakfast bar, 2 bowl stainless steel sink unit, wine rack and integral dishwasher.

There is space for an American fridge freezer and built in cupboard which has the manifold for the water based underfloor heating. The utility off to the side has space and plumbing for an automatic washer and drier.



The kitchen opens out to the dining and day seating area which has two large bay windows which afford stunning views over open countryside to Whitby. To the side is a large twin fronted multi-fuel stove which faces both into the dining area and the lounge, laminated floor and radiator. The open plan theme continues from the dining area into the....



**Lounge:** Again a spacious room, with multi-fuel stove to the fireplace as mentioned, large bay window with views to Whitby, and French doors out to the front garden.



**Inner Hallway:** With guest w.c off and door to the rear patio and seating area. Further doors give access to the.....

**Double Bedroom:** A spacious room to the front, with large bay window overlooking the front garden and again affording views over open countryside.



**Double Bedroom:** Again to the front with bay window.



**Double Bedroom:** To the rear with large picture window overlooking the rear patio.

**Twin Bedroom:** Currently used as an office, with a window overlooking the rear patio.



**Shower Room:** in a modern contemporary style with walk-in shower, floating wash hand basin with vanity unit, hidden cistern w.c, and bidet. There is full tiling to the floors and walls.



## OUTSIDE

From the lane a tarmac drive gives access to the parking area where there is space for a number of vehicles. This leads to the..

**Double Garage:** With electric roller shutter door, windows to the one side and courtesy door to the other.

It should be noted that the vendors have gained planning permission to convert the garage into a one bedroom holiday cottage if so desired. This would be tied to the main house and not allowed to be sold separately



To the front the garden is largely set to lawn with 2 delightful seating areas to either side and which make the most of the fabulous situation.



The property continues around the side to the rear which is paved and surrounded by open fields. South facing, the patio is protected from the winds by the bungalow and high fencing to the sides making it very sheltered and a real sun trap.

To the corner of the patio the vendors have built an outdoor kitchen and seating area which only add to the appeal of the property

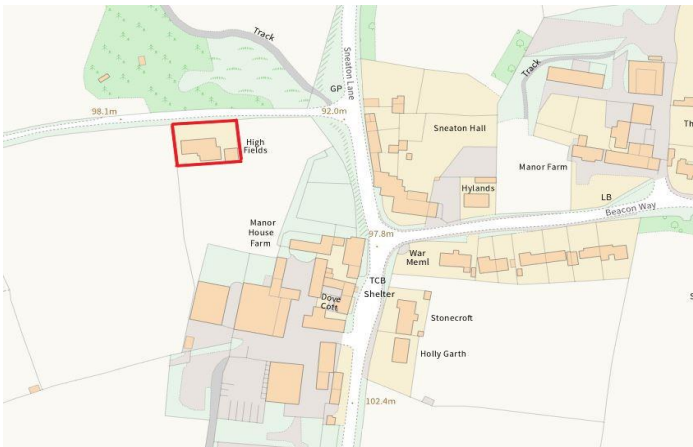


The oil fired central heating boiler is situated on the rear wall of the bungalow with the tank at the top of the driveway.



**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.



**Planning Permission:** The property falls within the conservation area of the North York Moors National Park for planning. Telephone: 01439 770657.

**Directions:** From Whitby town centre take the A171 along Mayfield Road to Four Lanes End Roundabout. Take the first left exit to Ruswarp, following the road down the hill, through the village and over the river. Bear right and continue past the auction mart and up the hill towards Sneaton. Just before entering the village there is a right turn on to Uggelbarby Lane, take this turn, and High Fields is situated on the left.



**What3words:** steam.animate.unity

**Services:** The property is understood to be connected to mains water, sewerage and electricity.

**Council Tax Banding:** 'E' North Yorkshire Council. Tel 0300 1312131

**Post Code:** YO22 5HT

**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	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	7   G	





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