



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

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• Estate Agents

## “RIVERSIDE” 22 THE CARRS, BRIGGSWATH Nr WHITBY

*Whitby 2 miles*

*Scarborough 19 miles*

*York 44 miles*

*Teesside 30 miles*



**A GENEROUSLY PROPORTIONED AND BEAUTIFULLY PRESENTED 3 BEDROOM BUNGALOW WHICH SITS IN A DELIGHTFUL RIVERSIDE LOCATION WITH MAGNIFICENT GARDENS TO THE FRONT, AMPLE PARKING AND BEING JUST A SHORT DRIVE FROM WHITBY.**

### Accommodation

Kitchen, Dining Hall, Lounge, Bedroom/Craft Room, Office  
Bedroom, Shower Room, Utility, Bathroom, Master Bedroom with Dressing Room & En-Suite  
Outside: Parking and Gardens To Front, Large Garden to Rear, River Frontage

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## **PARTICULARS OF SALE**

Quietly tucked away off The Carrs, just as you enter Briggsath, sits this impressive 3 bedroom detached bungalow set within large grounds on the edge of the River Esk.. Beautifully maintained by the Vendor the accommodation is generous and makes the most of the position by having all the living space overlooking the magnificent gardens. Externally this property continues to impress with well-maintained and mature gardens surrounding the property and a stunning large pond which attracts the local wildlife. There is a stone flagged seating area with is accessed via a set of steps leading up from the garden. Having an enclosed barbeque/dining area means you can enjoy those summer nights come rain or shine. The property also has two large storage buildings and parking for several vehicles to the rear of the property.



The amenities of Sleights are just a short distance away as well as it being only a short drive to Whitby, and the property is also on bus route and Sleights railway station allows access to Whitby and Middlesbrough and the wider rail network.

Internal inspection is highly recommended for this truly stunning riverside property.

**Kitchen:** A spacious kitchen with views across the rear garden towards the river. There are wall cupboards and matching wall cupboards with marble effect laminate work surfaces. Ample storage in the form of a boot cupboard, which houses the gas central heating boiler, a larder with shelving within and a further storage cupboard beside it. There is space for a fridge, double oven, sink unit with drainer, ample space for a table and chairs in the centre of the room and laminate flooring.



**Dining Area/Hallway:** Doors leading off the other rooms. There is a radiator, sky lights and the loft hatch.



From the hallway there is a step up to the dining area having picture rails, beamed ceiling and large window with stunning views across the beautiful rear garden.

**Lounge:** Features include a fireplace with wood surround, which is suitable for use as an open fire, and beamed ceiling. Patio doors lead out to the rear garden.



**Bedroom 1:** Having beamed ceiling, 2 windows facing the garden to the side of the property, 2 radiators and a large storage cupboard with shelves inside.

There is a useful walk in dressing room (7'1 x 9'3 ) with plenty of fitted wardrobes with rails and shelves within providing an abundance of storage.

Also from this bedroom:

**En-Suite Bathroom:** The modern white bathroom suite comprising of pedestal hand basin, low level w.c and a large shower cubicle with glass partitions. Extractor fan, radiator, 3 spot lights and tiling to the walls.





**Family Bathroom:** With white suite comprising of hand basin, low level w.c and corner bath with Triton Osiris shower above. Blue tile effect laminate flooring and complete tiling to the walls. Useful storage cupboard, heated towel rail and radiator.



**Utility Room:** With base units which have laminate roll top work surfaces. Plumbing for an automatic washing machine is in place.

**Bedroom 3:** Having fireplace with black, ornate surround and fan heater within. Radiator and large window overlooking the front of the property.



**Bedroom:** Double bedroom with shelves and radiator. UPVC door, with glass panel, leads to:



**Shower Room:** White bathroom suite comprising of low level w.c, hand basin and large shower cubicle with glass partitions. Extractor fan, radiator and 2 windows.

**Loft:** A huge loft area providing a large amount of useful storage space accessed from a hatch located in the hallway. Part boarded and part insulated.

**Basement:** Large basement covering the full length and breadth of the house with limited height and separate rooms. Providing ideal, ample storage space.



**Extension:** Currently used as an office but would be suitable for a wide variety of uses. 2 windows offer pleasant views over fields to the side of the property.

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



## Outside

Magnificent gardens to the side and rear of the property with lawned areas, paved areas, mature trees shrubs and plants, chicken run, elevated sitting-out/ BBQ area and floodlights.



The focal point of the garden is the beautiful pond of impressive proportions. A small artificial stream runs, through rocks, down into the pond via the close filtered pond pump. There are two useful storage sheds, one by the entrance into the garden measuring 11'5 x 10'10 and one to the rear of the garden measuring 8' x 6'2 .



This stunning garden looks directly over the river and, to the rear, there is a fence with gates leading straight onto the river bank.



## 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 Guisborough Road to the Sleights/Pickering roundabout. Take the first left onto the A169 marked Sleights/Pickering. Follow the road along and down the hill, taking the left turn marked Briggswath/Ruswarp before the bridge. Pass through Briggswath and Riverside is the last house on the right.



**What3words:** straddled.evenly.exonerate

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

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

**Post Code:** YO21 1RR

### **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.*





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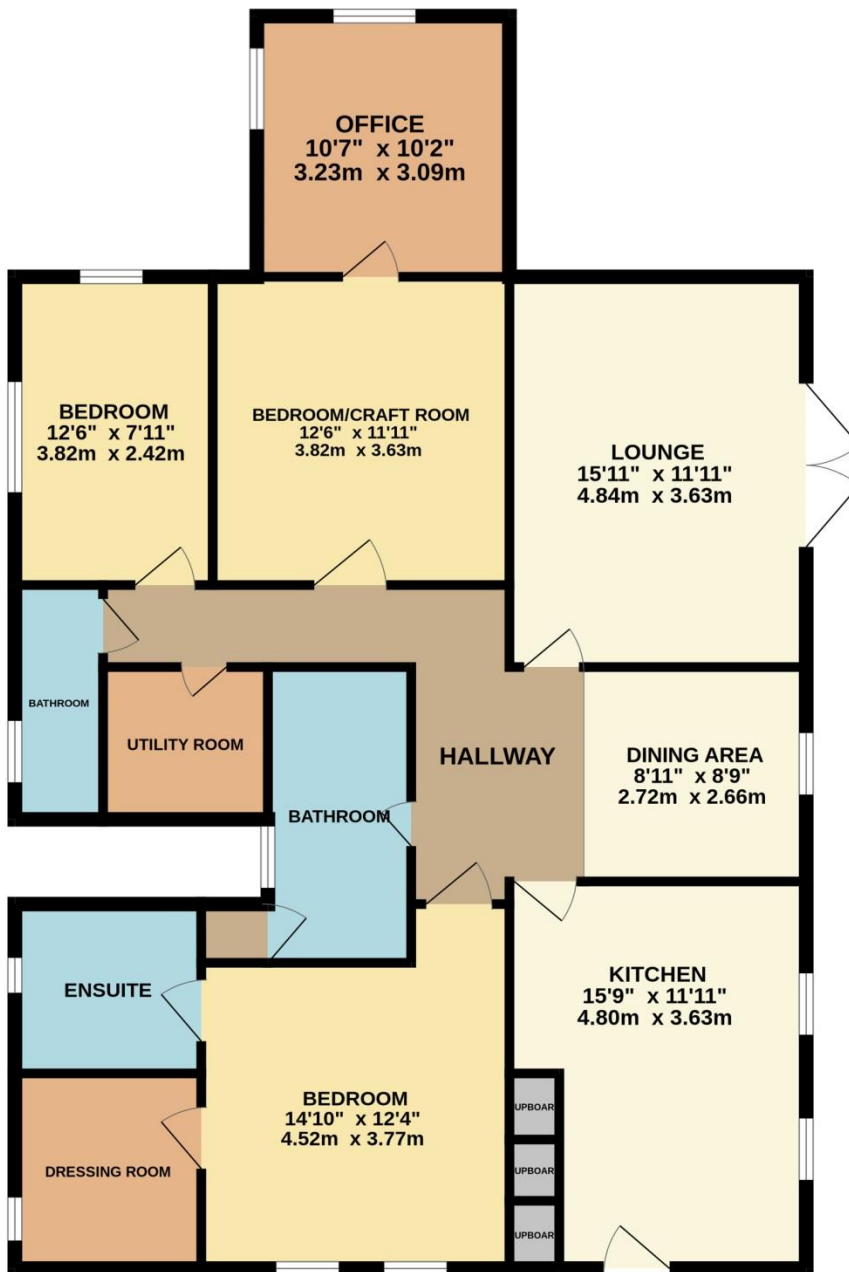
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GROUND FLOOR  
1354 sq.ft. (125.8 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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