



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

108 RUSWARP LANE WHITBY

Whitby Town Centre 1 miles

Guisborough 20 miles

Scarborough 20 miles



A SPACIOUS 5 BED HOME IN AN ELEVATED POSITION OVERLOOKING THE LOWER ESK VALLEY AND AFFORDING DELIGHTFUL VIEWS TO BOTH FRONT AND REAR. THERE ARE LARGE GARDENS TO THE REAR, A DETACHED GARAGE WITH WORKSHOP AND AMPLE PARKING ALL MAKING FOR AN AMAZING FAMILY HOME, SITUATED ON THE OUTSKIRTS OF THE TOWN.

Accommodation

Ground Floor: Entrance Porch, Hall, W.C, Through Lounge, Dining Room, Kitchen Diner, Utility

First Floor: Landing, Guest Bedroom with En-Suite, 3 Double Bedrooms, Single Bedroom, House Bathroom

Outside: Large Brick Paved Parking Area, Detached Garage with Workshop, Side Parking, Large Lawned and Terraced Gardens to the Rear

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PARTICULARS OF SALE

A spacious 5 bedroom detached property on Ruswarp Lane commanding amazing views over the fantastic rolling countryside to the front and the beautiful lower Esk Valley with viaduct to the rear.

This spacious family home has been extended previously and has the benefit of gas central heating and uPVC double glazing throughout. The downstairs offers an exceptional amount of living space whilst the 4 double rooms are all of a good size, the en-suite one to the front making an ideal master suite or guest suite.

Externally the property continues to impress. The front of the home has been block paved and provides parking for several vehicles along with a garage and outbuilding. To the rear you have a paved top terraced area and a large lawned area with an ornate potting shed and a further terrace to the bottom of the extensive garden.

The village of Ruswarp is just down the hill with its renowned butchers, local hostelry and various tourist attractions all within walking distance. Whitby town centre is just a mile and a half in the other direction making all its amenities are within easy reach.

The accommodation comprises.....

Entrance Porch: UPVC door with sidelight windows to the front aspect with door leading to the hall.



Hall

Upon entering the property you are greeted by a large entrance hall with wooden staircase leading to the first floor.



Through Living Room: Having an open cast fireplace, coving to the ceiling and dado rail. Dual aspect with large bay window to the front and a further picture window to the rear and side with a glazed door to the garden



Dining Room: Again large bay window to the rear with coving to the ceiling. There is a door to the kitchen.



Open-Plan Kitchen Diner: An attractive open-plan room, with access to the Utility Room and sliding doors to the rear garden.



Kitchen: Having a range of painted "Shaker" style wood base units with matching wall cupboards and breakfast bar and laminated worktops incorporating a 1 ½ bowl sink with single drainer & mixer tap. There is an integral dishwasher, double cooker, gas hob with extractor over. There is quarry tiling to the floor and door to the utility.

Dining Area: Again with quarry tiled floor and sliding doors to the rear which give access to the garden and patio.



Utility Room: There is plumbing for washing machine and space for drier. UPVC double glazed door to the front.

Ground Floor W.C: Off the hallway with low-level W/C. and hand basin

First Floor

Landing: There is a large UPVC double glazed window to the front aspect overlooking the open countryside.



Master Bedroom/Guest Suite

Having a large double glazed window to the front aspect. With a full range of fitted bedroom furniture

En-Suite Having a low-level W/C, hand basin and separate shower. Sash window to the side aspect.



Single Bedroom: With window to the rear.

Double Bedroom: To the rear with a single door out to the balcony which enjoys fabulous views over the rear garden and lower Esk Valley.



Double Bedroom: Again to the rear with twin windows enjoying fabulous views



Double Bedroom: To the front, overlooking the garage workshop and countryside beyond



Family Bathroom: A large room with the possibility to split. There is a cream suite comprising panel bath, low level w.c and hand-basin with separate walk-in shower cubicle. Large airing cupboard.



Outside

Approached off the Ruswarp Lane and set behind a low brick wall, there is a large block paved parking and turning area with further blocked paved parking area to one side. To the other is ..

Detached Garage with Separate Workshop: Having an electric roller shutter door, courtesy door to side and light, power and water connected.



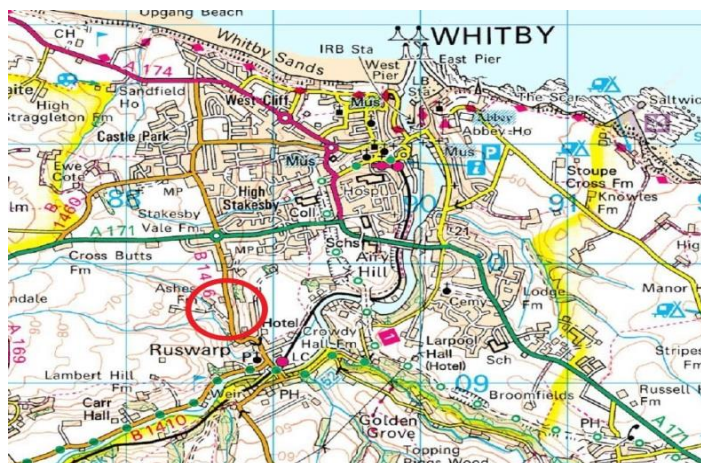
To the rear is a large private garden area laid to lawn with patio area & pergola at the bottom. Beyond the garden has been split into terraces with raised vegetable patch, mature shrubs and fruit trees with a further terrace beyond, all with sweeping views over the valley to the viaduct. There is a small brick built potting shed to the side.



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 R & S offices travel up Bagdale, bearing left at the mini-roundabout up Prospect Hill before turning right onto Mayfield Road at the traffic lights at the top. Continue along Mayfield to the roundabout at the end, taking the first left turn onto Ruswarp Lane. No 108 is approximately 1/2 mile down on the left before the hill.



What3words: petulant.massing.gliding

Services: The property is understood to be connected to mains water, gas, electricit and sewerage. The gas central heating boiler is situated in the kitchen

Council Tax Banding: 'F' North Yorkshire Council. Tel 0300 1312131

Post Code: YO21 1ND

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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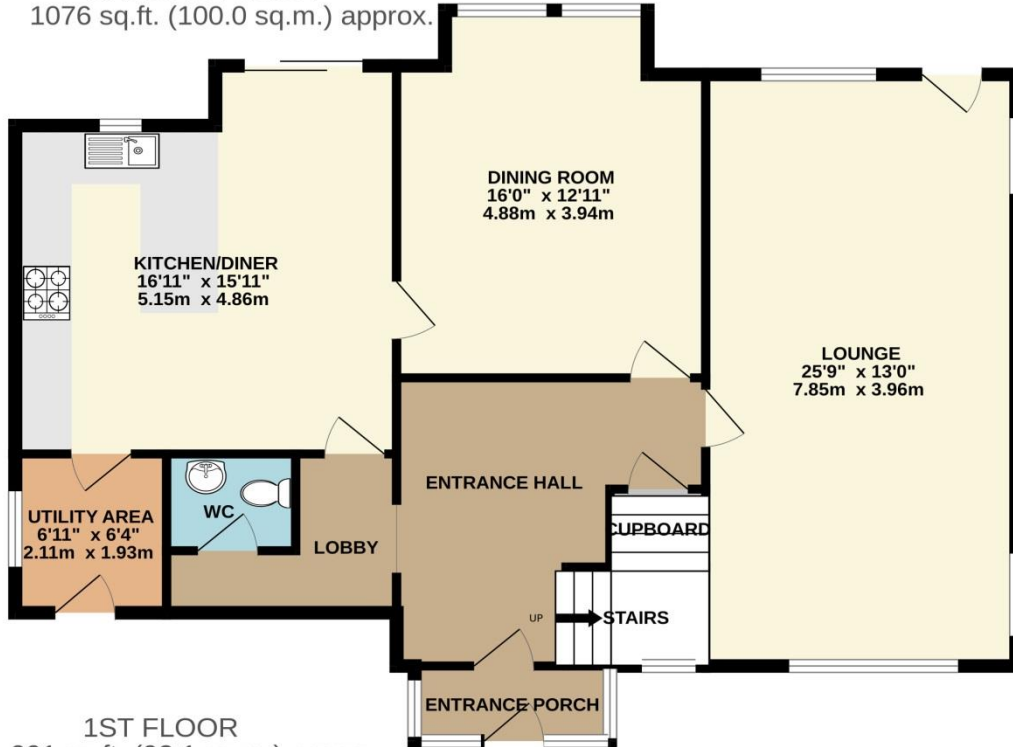
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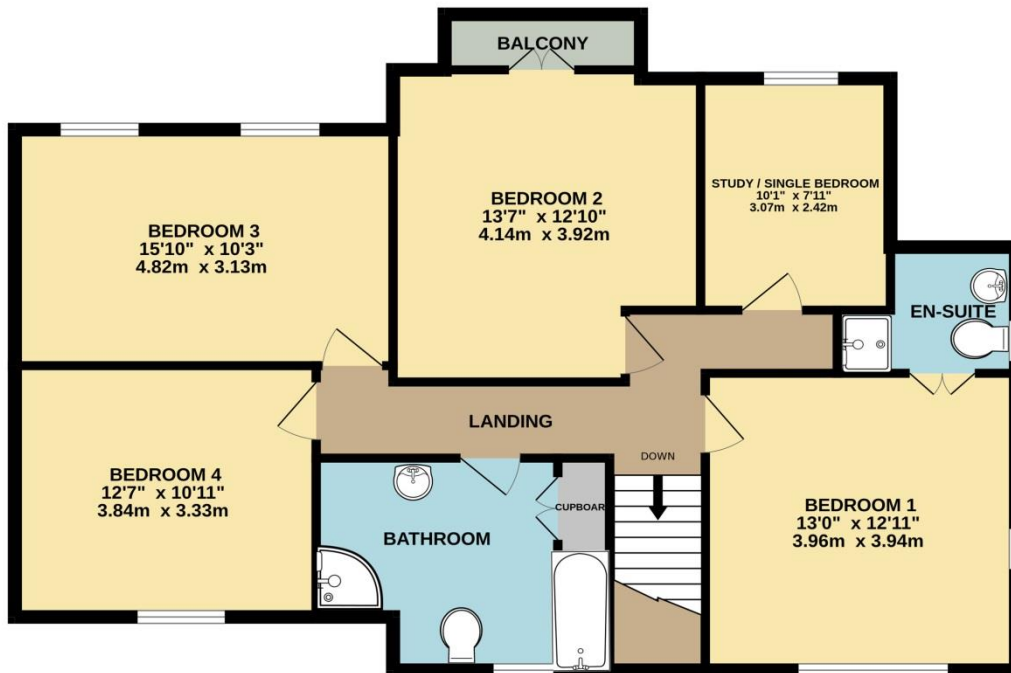
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GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2067 sq.ft. (192.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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