



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

HIGHMOOR DARNHOLM ROAD GOATHLAND

Whitby approx. 10 miles

Pickering 19 miles

York 45 miles



A BEAUTIFULLY PRESENTED AND SPACIOUS, SEMI-DETACHED HOUSE SITUATED ON A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER NORTH YORK MOORS VILLAGE. THIS STUNNING 3 BEDROOM HOME, CURRENTLY A FABULOUS HOLIDAY LET, IS AN OPPORTUNITY NOT TO BE MISSED.

Accommodation:

Entrance Hallway, W.C, Lounge, Open Planning Dining Room and Kitchen, Rear Porch

1st Floor: Landing, 2 Double Bedrooms, Shower Room, Bathroom

2nd Floor: Landing, Double Bedroom

Externally: Driveway Parking, Garage, Enclosed Gardens To Front and Rear

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PARTICULARS OF SALE

Known locally as White City, "Highmoor" is one of a small number of arts and crafts houses built on a quiet gated cul-de-sac on the edge of Goathland village, as you approach the picturesque hamlet of Darnholm.

Away from the tourist throng associated with Goathland's fame as "Aidensfield" in TV's Heartbeat, "Highmoor" is in the ideal position to enjoy the amenities of the village, with local shops and hostelrys within walking distance and the village school just around the corner, whilst been on the doorstep to the open spaces and beauty of the NYMNP.

Well maintained throughout with a number of features typical of the age including, original fireplaces, Parquet flooring and open beams, the property also has recently fitted oil fired central heating and electrical system throughout, and uPVC double-glazing to all windows. Beautifully refurbished by the Vendors this stunning home is currently a successful holiday let but would be equally suited as a family home

At the head of the cul-de-sac the house is approached from the lane, a paved patio leads to half glazed door which in turn opens into ...

Entrance Hallway: From here, stairs rise to the first floor and doors open to all rooms. There is Parquet flooring, and cloakroom with w.c and hand-basin .



Lounge: A spacious, light and airy room with windows to the front and rear aspect. There is a central cast fireplace with slate hearth, Parquet floor and open beamed ceiling. There are double doors out to the south facing patio area to the front of the house.



Open Plan Kitchen Dining Area: With doors from both hallway and lounge, and access to the rear porch and garden.



Dining Area: With windows to the side elevation, and open archway with breakfast bar into the kitchen. There is an open beamed ceiling, Parquet floor, fitted cupboards, and under-stairs store cupboard.



Kitchen: The beautifully fitted kitchen has windows to the rear, and Velux in the roof which give it a light airy feel and is fitted with a comprehensive range of cabinets finished with light Oak doors with laminate worktops. Fitted equipment includes an Belling Range cooker, 1½ bowl composite sink unit and microwave. There is plumbing for an automatic washing machine and dishwasher, with further fitted units across having space for American style fridge freeze.



Rear Porch: With uPVC door to garden

1st Floor

The staircase rises from the hallway with window to the front on the landing. Staircase to the second floor and doors open to ..

Bedroom: A double room with window to the front and rear. There is a full range of fitted wardrobes to one wall and Kardean vinyl flooring fitted.



Shower Room: Having a modern white suite with corner shower with thermostatic fitting, part panelling to walls and chrome heated towel rail.

Bedroom: To the rear, again with views over the village and moors to the side. There is a cast fireplace and beamed ceiling.



Bathroom: A spacious room with beautiful modern white suite comprising bath, wc and large hand-basin. There is large walk-in shower cubicle, heated towel rail and part tiling to the walls.



2nd Floor

Landing: A light airy space with room for a desk.

Double Bedroom : With Velux window and under-eaves storage..



Outside

The house is set behind a low stone wall with gravelled parking space to the side and patio area. To the side is a detached pre-fabricated garage which comes with the property, whilst to the side of the house the oil central heating tank is set along with the Worcester external central heating boiler.

The rear garden is paved with panel fence and gate to a side path which leads to Darnholm Road.

GENERAL REMARKS & 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 Whitby take the road towards Malton and Pickering (A169). Taking the turn off marked Goathland, drive into the village, taking the first turning on the right to Beckhole. Drive past the village school, before turning right onto Darnholm Road. Approximately 100 yards along is a 5 bar gate beyond which is the property. Park on the road side and access by foot for ease when viewing.

Services: The property is understood to be connected to mains water, electricity and drainage. The property has an oil fuelled central heating system with an external boiler and tank which was fitted in 2021.

Planning: The property falls within the administrative jurisdiction of North Yorkshire Council.

Council Tax Banding: Band 'C'. North Yorkshire Council.
Tel 0300 1312131

Post Code: YO22 5LA

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.



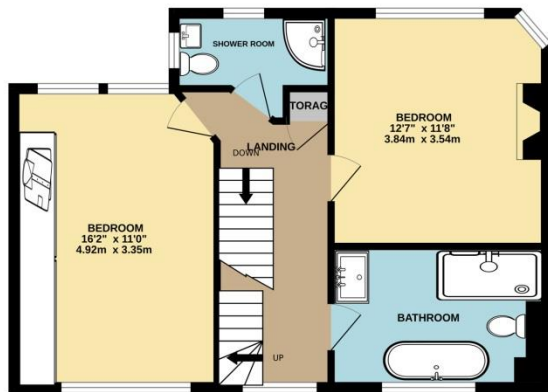
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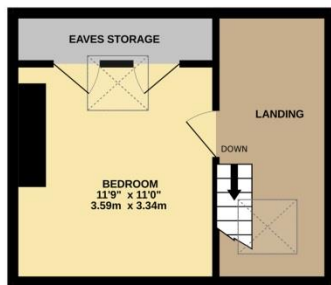
GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		