



## GLENCLIFFE, EGTON BANK, GROSMONT

Whitby 8 miles

Grosmont Village ½ mile  
(Distances are approximate)

Egton 1 mile



**A SPACIOUS 3 BEDROOM, SEMI-DETACHED HOUSE WITH GARAGE, GARDEN AND PRIVATE PARKING, SET NEXT TO A WORKING DAIRY FARM. POSITIONED IN OPEN COUNTRYSIDE, JUST OUTSIDE GROSMONT VILLAGE THIS IS THE CENTRE OF THE NATIONAL PARK AND HOME TO THE MOORS STEAM RAILWAY.**

Accommodation:

Ground Floor: Hallway, Lounge, Dining Kitchen, Utility, WC Cloakroom.

1<sup>st</sup> Floor: Landing, 2x Double and 1x Single Bedrooms, House Bathroom. 2<sup>nd</sup> Floor: Attic Room.

Outside: Driveway parking. Garage and Sheds. Spacious Gardens. Small Paddock.

*In total approximately 0.5 Acres*

**Guide Price: £350,000**

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk



### **PARTICULARS OF SALE**

Built in around 1930s, Glenclyffe is the left one of a pair of semi-detached houses, built in an elevated position, just outside Grosmont village, adjacent to a working dairy farm. This raised vantage point offers the property a commanding aspect up the Esk Valley towards the moors beyond.

The property has generous proportions with 2 double bedrooms and a single room which also makes a greater home office, plus there is a useful attic room with a Velux to the rear giving views back down the Valley.



From the driveway, a pillared entrance portico has a part glazed door opening into a **Hallway** with a leaded glass window to the side and stairs leading up to the first floor, the entrance hall has a door to an understairs storage cupboard and doors opening to the lounge and kitchen-diner.



**Lounge** – a nicely proportioned reception room with a curved bay window to the front with leaded glass top lights and an open fireplace with a cast inner, pine mantel and quartz hearth.



**Dining Kitchen** – A generous room with windows to the side (x2) and rear and a door through to the utility. The dining end of the room has a large multi-fuel stove (this has not been used by the owners) and a dresser built into the fireside recess. The kitchen end of the room is fitted with a modern suite of cabinets with laminate worktops including a peninsular breakfast bar and spaces for the normal appliances.



**Utility Room** – with half-glazed door and window facing to the rear yard and garden. Oil central heating boiler and simple storage cabinets. Laminate flooring.

**WC Cloakroom** – A compact room with a WC and wash hand basin. Extractor fan.

### **1<sup>st</sup> Floor**

The staircase rises from the entrance hall to a landing with a window to the side. The landing has built in storage cupboards including an airing cupboard and doors opening to ...

**Bedroom 1** – a large double bedroom with window to the front and built in wardrobe.

**Bedroom 2** – a smaller double bedroom with window to the rear and a sloping ceiling under the staircase to the attics.

**Bedroom 3** – a single bedroom or home office with a window facing to the front giving views up the Valley.



**House Bathroom** – with 2x windows to the rear and a white suite comprising panel shower-bath with glazed screen, wash basin set in vanity unit and a low flush WC.



## 2<sup>nd</sup> Floor

A door on the first-floor landing opens onto a staircase rising up directly into a spacious **Attic Room** within the roof space, with a broad Velux rooflight to the rear and hatches to recessed eaves storage areas. NB: This room does not have building regulations for use as bedroom.

## Outside

The property has a concrete driveway leading up to the garage and an additional area of gravelled parking in front of the house.

**Garage** with sliding wooden doors onto the drive and a door on the side from the rear garden the garage is built of composite stone under a slated roof. The garage has light and power and an old inspection pit in the floor. There are windows to the side and rear as well as a connecting door to a **Lean-to Store** - adjoining the garage, built of concrete block with a mono-pitch roof.

Beyond the garage are a three timber sheds for tools, storage and kennels.

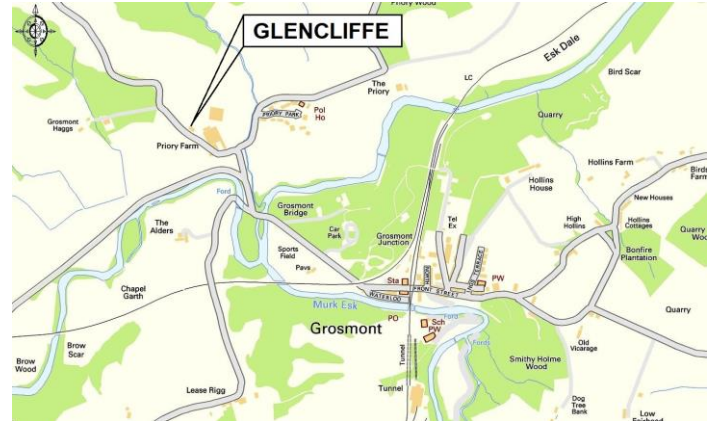
There is a spacious lawn above the house and smaller garden to the rear which is mainly gravelled for ease of maintenance plus a large flower bed.

Above the gardens is a small paddock area of approx. 1/3 acre.

## GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Services:** The property is connected to mains water, electricity and septic tank drainage. Hot water and heating run from a modern oil boiler.



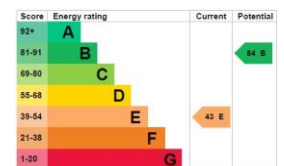
**Directions:** Grosmont lies in the lower Esk Valley around 7 miles from Whitby and is signed from the A170 and A169 moor roads. Glencliffe lies near the foot of the bank from Grosmont heading towards Egton and is clearly marked by a Richardson and Smith 'For Sale' board. See also location plan.



**Tenure:** Freehold

**Council Tax Banding:** Band 'C' approx. £2,029 payable for 2024/5. North Yorkshire Council. Tel 01609 780 780.

**Post Code:** YO22 5QG



## 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.*

