

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 20 MOOR VIEW, HINDERWELL

Whitby 10 miles

Staithes 2 miles

Runswick Bay 1 mile

(Distances are approximate)



**A COMPACT 2 BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC ON THE SOUTH SIDE OF THE VILLAGE. IMPROVED WITH UPVC DOUBLE GLAZING, GAS CENTRAL HEATING AND A GARAGE THE PROPERTY NEEDS REDECORATING TO TASTE BUT MAKES AN IDEAL PROPERTY FOR RETIREES ON A BUDGET!**

Accommodation:

Entrance Hallway, Lounge, Kitchen, Double Bedroom, Single Bedroom, Bathroom.  
Gardens to front and rear including store and greenhouse. Single garage with driveway parking.

**OFFERS ON: £155,000**

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### **PARTICULARS OF SALE**

Having been modernised and upgraded, this compact property offers more than you might expect, with 2 bedrooms, a lounge and separate dining kitchen, a garden and garage. Modernisation has involved the installation of uPVC double glazing, modern gas combination style central heating and kitchen and bathroom fittings although the property does now need a little updating decoratively.

Approached from the front garden path, a uPVC door with an oval leaded window opens into ...

**Entrance Hallway:** Running the full depth of the building, the hallway has a half-glazed uPVC door to the rear garden and internal doors to all the rooms, as well as into a shelved recessed storage cupboard. A smaller cupboard houses the electricity consumer unit and meter.



**Lounge:** A cosy, L shaped reception room with a uPVC double glazed window facing out to the rear. The focal point of the room is a 'Valor Homeflame' gas fire with a brick surround and a tiled hearth.

**Kitchen:** The kitchen has a uPVC double glazed window to the front and is fitted with a range of base and wall cabinets including cupboards and drawers with a laminated worktop and a stainless steel sink unit. There is an integral electric oven and an electric 4 ring hob with a cooker hood over. There is a recessed airing cupboard housing the modern gas combination central heating boiler and offering storage.



**Bathroom:** Situated at the front of the house, the bathroom has a white suite comprising: panel bath with 'Redring' electric shower over and shower curtain, pedestal wash hand basin and low flush WC.

**Bedroom 1:** A double bedroom with a uPVC double glazed window facing out to the rear.



**Bedroom 2:** A compact single bedroom with a uPVC double glazed window facing out to the front.

### Outside

There is a sectional concrete **single garage (10' x 19'6 internal)** to the side of the plot with a driveway in front, providing off-street parking.



The property has gardens to the front side and rear. The front garden is laid to lawn with a path through the centre, up to the front door and a number of raised beds filled with flowers. To the side is an **aluminium framed greenhouse (c.8' x 6')** and a **profile steel sheet shed (c.9' x 7')** plus a further area of garden.



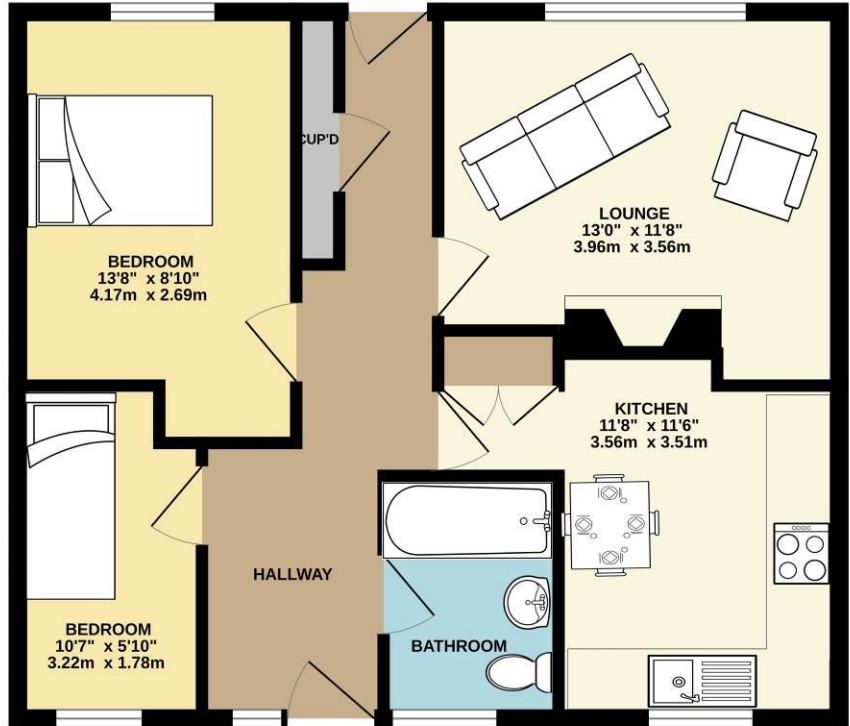
To the rear there is a small lawn and a paved patio with a terrace wall planted with a number of trees and shrubs, to create a screen to block the aspect to the properties lying behind.

**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.

**Services:** The property is connected to mains water, gas, electricity and drainage. Heating is provided by a Modern gas fuelled 'Ideal' combination central heating boiler concealed in the airing cupboard in the kitchen.

**Council Tax:** Band 'A' approx. £1,522 payable for 2024/5. North Yorkshire Council. Tel 01609 780 780.



**Directions:** From our offices, head along the coast road (A173) through Sandsend and Lythe towards Staithes and Saltburn. Hinderwell lies around 9 miles to the northwest of Whitby. When you reach the village, take the left turn after the garage and follow the road around to the right. Moor View is the first cul-de-sac lying on your left hand side and No.20 lies on your right at the end of the cul-de-sac where marked by the Richardson and Smith 'For Sale' board.

**Tenure:** Freehold

**Post Code:** TS13 5HH

**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		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28   F	
1-20	G		



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