



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

“TANNENBAUM” RUSWARP BANK, Nr WHITBY

Whitby 1 mile

Scarborough 19 miles

York 45 miles



SET BACK FROM THE ROAD AND SITUATED IN AN ELEVATED POSITION AFFORDING SWEEPING VIEWS OVER RUSWARP FIELDS, THIS STUNNING CONTEMPORAY 4 BEDROOM HOME IS ONE TO VIEW. AS IMPRESSIVE INSIDE AS OUT AND ALL MAINTAINED TO A BEAUTIFUL STANDARD, THE HOUSE SITS ON A PRIVATE 1½ ACRE PLOT.

Accommodation

Lower Ground Floor: Entrance Porch, Hallway, 2 Double Bedroom with En-Suites.

Ground Floor: Kitchen, Living Room, House Bathroom, 2 Double Bedrooms

1st Floor: Dining Room, Lounge, Sun Room

Outside: Large Gardens to Front & Rear; Detached Double Car Port; Summer House

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PARTICULARS OF SALE

A contemporary house of style and quality, Tannenbaum is an outstanding opportunity for the most discerning of buyers. Beautifully presented throughout, this spacious home enjoys modern split level living with bedrooms on 2 levels, all with the most delightful views of over Ruswarp Fields to the front or wooded gardens to the rear.

Whether in the spacious lounge or sun room, or being outside in the delightful summer house and seating area, simply enjoying the panoramic views, all which make Tannenbaum a property that just cannot be ignored.

With a large detached double car port, ample parking, and plenty of outside space whilst being situated conveniently for Whitby, Scarborough, the moors and the coast, this is a home for everyone.



A tarmac drive leads to the entrance porch at lower level, there is also access to the ground level via the steps next to the carport.

Entrance Porch: On the lower ground floor this ideal for shedding coats and shoes, double doors then lead into the

Hallway: With stairs up to the ground floor, storage cupboards and panels door off to the...

Double Bedroom: With window to the side and en-suite shower room off.

Double Bedroom: With large bay window overlooking Ruswarp fields and en-suite wet room off.



Ground Floor

Open Plan Sitting Room: With modern stylish multi-fuel stove, door to the kitchen and stairs to the 1st floor.



Dining Kitchen: A delightful light room with modern base units, wall and display cupboards, composite working surfaces with inset 1 ½ bowl composite sink unit and gas hob. There is space for a fridge freezer and a range of integral appliances, including automatic washer and separate drier, dishwasher and double oven. There is a large larder cupboard, windows to front, side and rear, and door to the patio. There is ceramic tiling to the floor with electric underfloor heating.



Inner Hallway: With large airing cupboard with gas central heating boiler, storage cupboards with further doors give access to the....



House Bathroom: With full tiling to the walls and floor, there is contemporary style suite with free standing bath, hand-basin and w.c

Double Bedroom: To the rear of the property, currently used as a craft room.

Double Bedroom: A spacious room with windows to the front and rear, with large bay window overlooking the front garden and again affording views over Ruswarp Fields.



1st Floor

Stairs from the sitting room lead to the



Dining Area: Again to the front with doors off to the..



Sun Room: With patio doors and affording panoramic views over the valley.



Lounge: A large spacious room opening off the dining area with a large bay window again affording panoramic views..



OUTSIDE

From the road a shared blocked paved driveway which gives access to the tarmac drive which in turn gives access to the parking area where there is space for a number of vehicles. This leads to the..

Double Car Port: With block paved parking to the side



The house sits in open grounds which amounts to approximately 1 ½ acres which is largely laid to the front grass having mature shrubs and trees and includes a natural wet area and pond, To the side is a delightful paved patio area of the kitchen ideal for entertaining, whilst to the rear is a significant wooded area, from which the house gets its name which is a haven for wild life and woodland plants.



The property continues around the rear to the side with a large green house and pathway up to the....

Summer House: Of timber construct with paved patio facing in a Southerly direction and again having panoramic views,

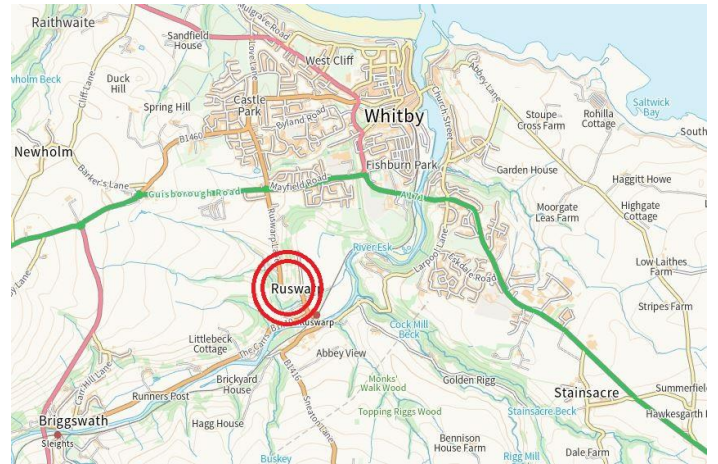


GENERAL REMARKS AND STIPULATIONS

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 Whitby town centre take the A171 along Mayfield Road to Four Lanes End Roundabout. Take the first left exit to Ruswarp, following the road down the hill. Approximately halfway down on the left, between No's 13 & 14, is a brick paved driveway which leads to the property (see location plan).



What3words: unusable.fizzle.replays

Services: The property is understood to be connected to mains water, gas electricity and sewerage. It should be noted that the house has a double boiler system, with warm air central heating serving the majority of the house and a second boiler serve the radiator system and providing hot water.

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

Planning Permission: The property falls within the administrative area of North Yorkshire Council for planning purposes.

Post Code: YO21 1NF

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		
60	C		
55-60	D		
39-54	E		
21-38	F		
1-20	G	7 G	





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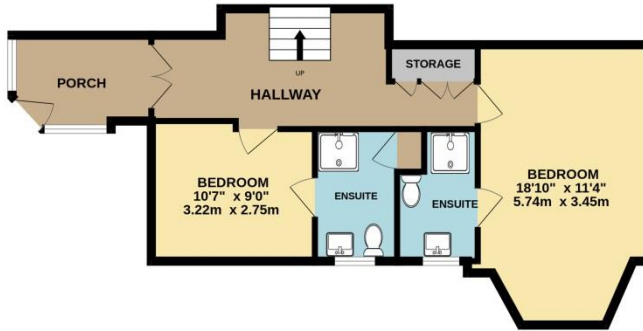
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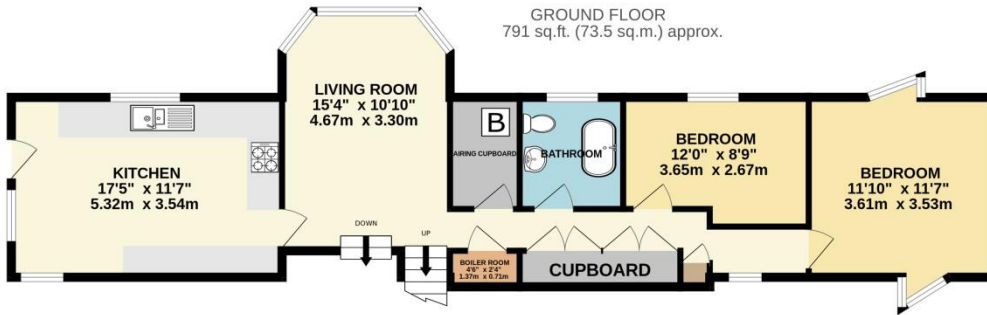
Valuers

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LOWER GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (171.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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