

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

5 STAKESBY VALE COURT WHITBY

Town Centre $\frac{3}{4}$ mile

Guisborough 19 miles
(Distances are approximate)

Scarborough 20 miles



FORMERLY A 3 BEDROOM COTTAGE, THIS CHARMING 2 BED COTTAGE SITS ON THE EDGE OF THE TOWN AND IS IDEALLY SITUATED TO ACCESS WHITBY AND ITS SURROUNDING AREA. OFFERING SPACIOUS ACCOMMODATION, GARDENS AND EVEN A GARAGE AND PARKING THIS IS CERTAINLY ONE TO CONSIDER

Accommodation:

Ground Floor: Porch, Entrance Hall, Dining Kitchen, Shower/Utility Room, Lounge

First Floor: Two Double Bedrooms, Bathroom

Outside: Gardens to Front & Side, Rear Court Yard, Garage & Parking

Guide Price: £340,000

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PARTICULARS OF SALE

Situated on the edge of the town 5 Stakesby Vale Court is a spacious conversion of former farm buildings which have lots of character and charm. Formerly a 3 bedroom cottage the vendors, in their family ownership, have opened up the kitchen to form a wonderful and social dining area. With a shower room off there remains the possibility of re-instating the former double bedroom if required. The remaining rooms are all of a generous size and nature, whilst outside there is small but perfectly formed garden area, large communal yard to the rear and even a garage with parking in a separate block.

As mentioned the cottage sits on the edge of the town at Four Lanes End, giving it great access to the wonderful surrounding countryside that the area possesses, whilst been perhaps 3/4 mile from the town centre which is certainly walkable if so desired. There is a shop, garage and amenities on the door step if you don't need to go into the town. Having been lived in by the family for many years the cottage is perfect for residential use or could even be the perfect holiday bolt hole or investment.

From the front and set behind a stone wall with mature hedge planting the stone path gives access to the..

Porch & Entrance Hall: With staircase to the first floor, and panel doors off to...

Dining Kitchen: Having a modern "Shaker" style kitchen in cream with ample working surfaces, display units and even a central island unit and breakfast bar. There is an integral double electric oven and 5 ring gas hob, stainless steel extractor unit. There is plumbing for a dishwasher and space for a fridge freezer. There are open beams to the ceiling and laminated wood floor. Windows to either aspect make for a light airy room with a door to the rear giving access to the courtyard.

The dining area off was formerly the 3rd double bedroom and could easily be return to this but the current configuration allows for social dining or open plan living if desired.



Off the dining area is small recess cloakroom, formerly a shower room, with w.c and hand-basin, whilst there is space and plumbing for a small automatic washing machine, and a small storage cupboard.

Lounge: A large spacious room with windows to two aspects which always light to flood in, central brick fire place and open beams to the ceiling



First Floor

Landing with panel doors and storage cupboards to the side.



Bedroom: Having dormer windows to each side with views over Ruswarp Lane to the moors and built-in storage.

Bathroom: Having a white suite comprising w.c, hand-basin and panel bath with shower over



Bedroom: Again havin in-built storage, dormer window with two further windows to the gable end with views overlooking the town towards the attic.

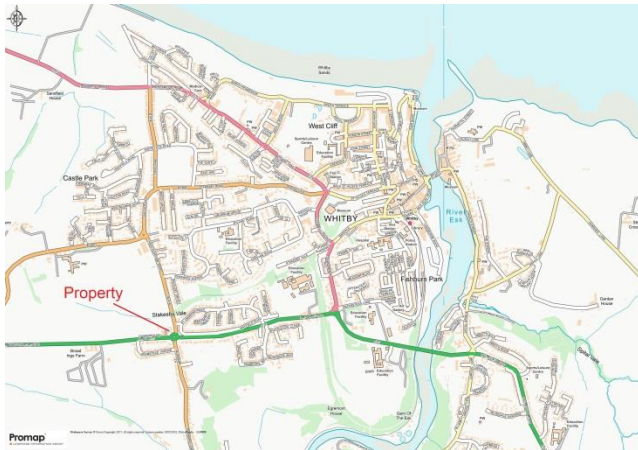
Outside

The cottage is set behind a stone wall with mature hedging which affords a screen against the nearby road and allows a great degree of privacy. The garden is largely set to lawn with mature plants and shrubs and continues around to the side of the property.

To the rear is a communal yard for all the properties within the boundaries of the former farm. There a access and drying rights. As you enter the yard there is a block of garages with up and over doors and light and electricity supplied. No 5's is the first one the right with a parking space to the front.



GENERAL REMARKS, etc



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, head out on Mayfield Road towards Four Lane End roundabout. Cross the roundabout and turn right before the garage into Stakesby Vale Court. No 5 is in the bottom corner of the communal yard.

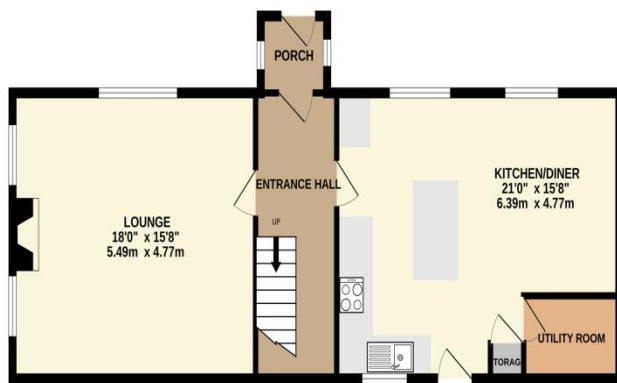
Tenure: Freehold

Services: The property is understood to be connected to mains water, gas, electricity and sewerage. The gas boiler is situated in the entrance hall

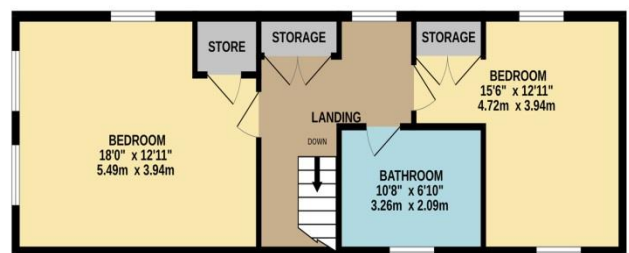
Council Tax Banding: The property band ‘C’ for Council Tax under North Yorkshire Council. Tel: 0300 1312131.

Post Code: YO21 1SB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.

TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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