

RICHARDSON & SMITH

Chartered Surveyors

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Valuers

1 HARDSTRUGGLE COTTAGES ESKDALESIDE

Whitby 6 miles

Sleights 2 miles

Grosmont 1.5 miles



AN END OF TERRACE STONE BUILT 3 BEDROOM COTTAGE SITUATED IN A RURAL POSITION OVERLOOKING THE ESK VALLEY. THE COTTAGE NOW NEEDS EXTENSIVE RENOVATION AND REFURBISHMENT TO BRING IT TO MODERN DAY STANDARDS BUT WITH GENEROUS PROPORTIONS, GARDENS AND A SMALL GARAGE COULD MAKE A FANATASTIC HOME OR HOLIDAY COTTAGE

GUIDE PRICE: £140,000

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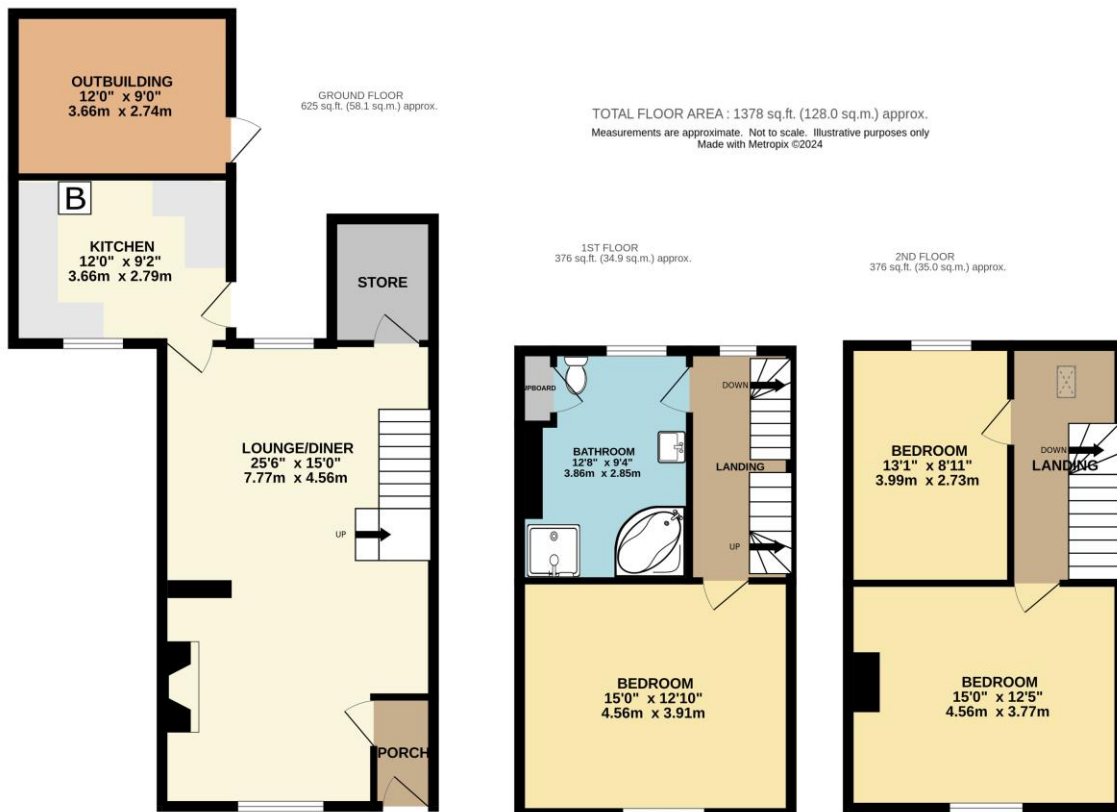
James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

Sitting in an elevated position overlooking the Esk Valley between Sleights and Grosmont, the cottage is one of 6 former mine workers cottages built in the 18th century to serve the extensive industry that was found in the Esk Valley at that time. These spacious stone cottages are all of a similar size but No 1 is closest to the road with its position allowing for a small lean to garage on the side which could be developed to create space for a modern vehicles (subject to planning permission if necessary). A few miles from the larger village of Sleights and all its facilities including pub, shops, Dr's surgery and others, the cottages is also a short distance from the renowned steam village of Grosmont, home to the world famous North York Moors Railway and within easy driving distance of Goathland, famous for its association with the BBC's "Heartbeat" series.



The cottage has been empty for some time and now requires an extensive program of renovation and refurbishment to bring it up to modern day requirements but has the fundamental building blocks in place to create a fantastic home. As well as well-proportioned rooms on all floors the cottage has a small garden to the front with a further yard and outbuilding to the rear and as has been mentioned parking to the side. The cottage has been recently rewired downstairs and a new consumer unit fitted and currently benefits from uPVC double glazing to most windows and oil central heating but it is likely these would want to be replaced by any incoming purchaser.





GENERAL REMARKS

Viewing: 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 Richardson and Smith’s offices head out towards Pickering on the A169 and going through the village of Sleights. As you reach the end of the village take the right turn marked Grosmont. The property is situated approximately 1 ½ miles along this lane, being 1 of a terrace of 6 on the right hand side marked by a Richardson and Smith For Sale board.

Notes: It should be noted that there are footpaths and a right of way for the neighbouring cottages to the front and rear of the property.

What3words: commoners.included.postcard

Tenure: The property is understood to be freehold.

Services: Mains water, electricity and drainage. Oil Central Heating the boiler being situated in the kitchen

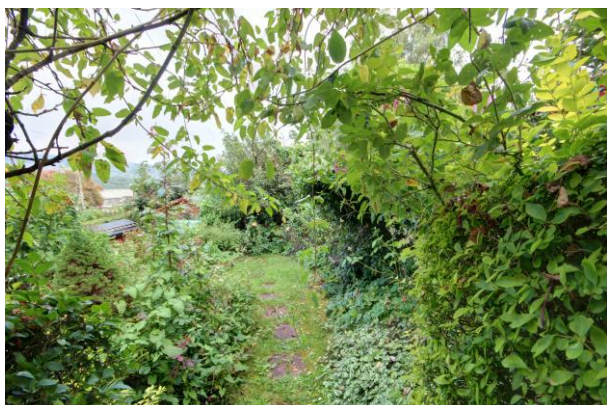
Planning Authority: North York Moors National Park. Tel: 01439 770657. www.northyorkmoors.org.uk

Council Tax Banding: The cottage is assessed as band C. North Yorkshire Council . Tel: 0300 1312131.

Post Code: YO22 5ET



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	7 G	





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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