

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 46 CORONATION AVENUE, HINDERWELL

Whitby 10 miles

Runswick Bay 1 mile

Staithes 1 mile



**AN IMPROVED 3 BEDROOM, END-TERRACE HOUSE WITH GARDENS TO FRONT AND REAR AND PRIVATE OFF-STREET PARKING. RECENTLY MODERNIZED WITH AN OPEN LAYOUT AND NEW KITCHEN AND BATHROOM, THE PROPERTY IS IDEAL FOR A FAMILY AWAY FROM MAIN ROADS AND CLOSE TO THE LOCAL PRIMARY SCHOOL.**

Entrance Hallway, Living Room, Kitchen with Pantry, Rear Porch.  
1<sup>st</sup> Floor: Landing, 2x Double Bedrooms, Single Bedroom, Bathroom.  
Gardens to front & rear. Driveway Parking Space. Coalhouse and Store. Garden Shed.

**OFFERS ON: £175,000**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



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

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

## PARTICULARS OF SALE

Lying in an end of terrace position, away from the main road running through Hinderwell village, 46 Coronation Avenue is a 3 bedroom family house which has been recently modernised and refurbished to provide a contemporary home. Improvements have included a new kitchen and bathroom plus gas central heating with underfloor heating throughout the ground floor. The internal space has been re-arranged to give a more open-plan feel.

With gardens to both the front and rear including a private off street parking driveway and a useful brick outbuilding, we feel this could be ideal for a family. The location is handy for the local primary school and just a short walk from the High Street.

From the front garden a uPVC double-glazed front door opens into ...

**Entrance Hallway:** with window to the side, staircase rising to the first floor and inner door opening through into ...

**Living Room:** With a curved bow window facing to the front the L-shaped living room is spacious and has a fireplace which would be perfect for a log burning stove. Originally 2 rooms, an archway leads through into ...



**Kitchen:** The kitchen runs across the rear of the house and has double glazed double doors opening out to the rear garden, plus further doors opening to the rear porch and into a pantry. A recessed cupboard houses the new gas central heating boiler and the room is fitted with a new suite of shaker style cabinets under laminate worktops including a small breakfast bar. Fitted equipment includes a composite sink unit, electric oven and hob with a stainless-steel cooker hood, concealed slimline dishwasher and fridge freezer. Pantry: positioned under the stairs with a window to the side.



**Rear Porch:** with a window facing forwards and a part glazed door opening into the rear garden.

## First Floor

The staircase rises from the hallway to a landing with window to the side, a recessed airing cupboard and a hatch to the loft. Doors open to ...

**Bedroom 1:** An L-shaped double bedroom with wide double-glazed window facing to the front looking over the front garden and out towards the hills in the distance.







**Bathroom:** A part tiled room having a new white suite comprising panel bath with shower over and glazed shower screen, pedestal wash basin and low flush WC. Window to the rear and ladder towel rail.



**Bedroom 2:** A second double bedroom with a double-glazed window facing to the rear overlooking the back garden.

**Bedroom 3: 9'10 x 7'4** A single bedroom with a double glazed window to the front and built in wardrobe.



### Outside

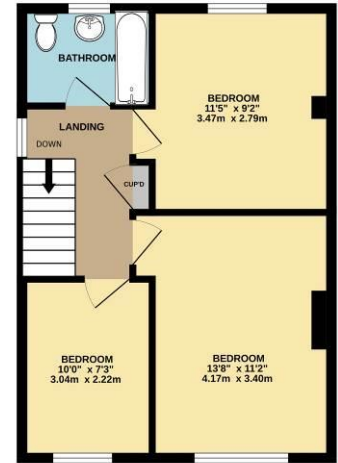
At the front the property has a garden with a lawn and borders bounded by a low brick wall. A roadway runs down the side of the house to the rear.



To the rear of the house is a good-sized garden which includes a private off-street parking driveway for a single car. The back garden is lawned and includes garden shed.

**Outbuilding:** Just to the rear of the house is a brick outbuilding which is divided to offer a coal shed and a useful store (9'6 x 8'0 internal) with a Belfast sink and a window to the rear. Light, power, water and drains connected.



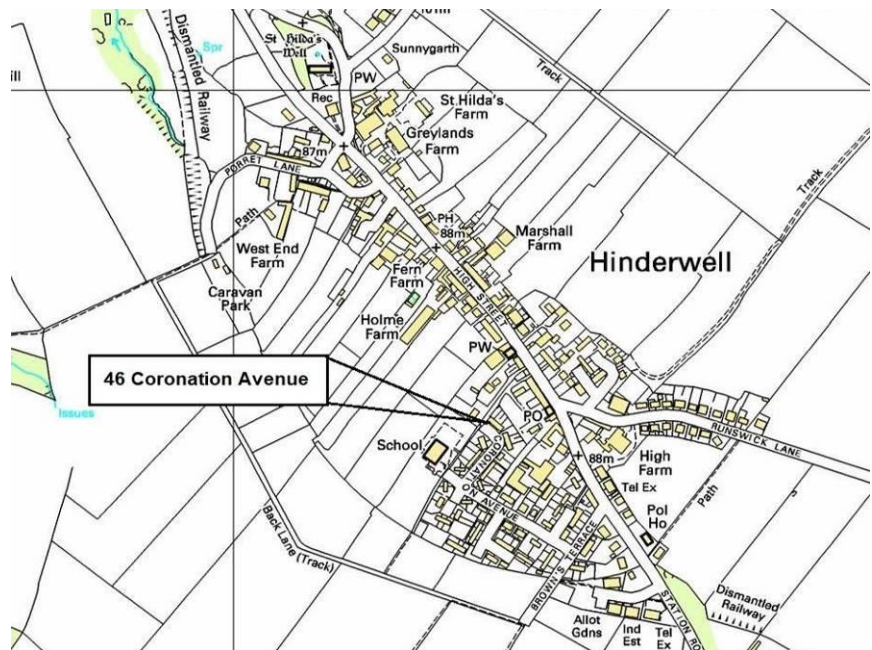


TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024

## 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.

**Directions:** From Whitby take the A173 north along the coast, passing through Sandsend and Lythe. After around 10 miles you will come to Hinderwell. Turn left after the garage and then next right onto Coronation Avenue. Follow this road along and around to the right and No.46 is the last house on your right hand side. See location map.



**Services:** The property is connected to mains water, gas, electricity and drainage. New gas combi central heating.

**Council Tax Banding:** Assessed band B with approx. £1,776 payable for 2024-25. North Yorkshire Council - Tel: 01723 232323

**Post Code:** TS13 5HA

### 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		80   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

View all of our residential properties for sale on the internet website: [www.rightmove.co.uk](http://www.rightmove.co.uk)



Call us for a free appraisal of your property if you are considering selling



Tel: (01947) 602298

Fax: (01947) 820594