



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

“ALANDREA” 24 THE LANE, MICKLEBY

Whitby 7 miles

Runswick Bay 2½ miles

Lythe 3 miles

Middlesborough 23 miles

(Distances are approximate)



A DETACHED 3 BEDROOM CHALET STYLE BUNGALOW SET IN THIS QUIET RURAL VILLAGE WITHIN THE NATIONAL PARK CONVENIENT FOR ACCESS TO THE MOORS, COAST & TEESSIDE. ALTHOUGH IN NEED OF UPDATING, THE PROPERTY IS NEVERTHELESS WELL MAINTAINED AND IS A MUCH LOVED FAMILY HOME. WITH GENEROUS GARDENS, AMPLE PARKING, ALL IN A LOVELY SETTING, THIS IS A HOME TO CONSIDER.

Accommodation:

Ground Floor: Entrance Hall, Lounge, Bedroom, Kitchen Diner, Rear Porch

1st Floor: Landing, Bathroom, 2 Double Bedrooms,

Outside: Driveway Parking. Gardens to front & rear. Wooden Garage & Sheds.

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PARTICULARS OF SALE

Set in the heart of this quiet rural village, 24 The Lane sits in a slightly elevated position close to the village hall but slightly set back to give privacy from passing walkers and traffic.

Of individual design, the accommodation is both spacious and practical with a ground floor bedroom as well as two bedrooms on the first floor. There is need for some modernisation but the property has been well maintained with modern uPVC double glazing throughout and oil fired central heating to all rooms

Approached from the gravelled driveway to the side of the property, a glazed uPVC door allows access in to the long hall off which panelled doors open into



The Lounge – with large picture window overlooking the front garden to the lane, and a further side windows overlooking the drive. There is a focal open fire and hearth.



Ground floor bedroom – to the front of the property, again with picture window, and fitted double wardrobe.

Kitchen Diner – formerly 2 rooms, these are now connected by an open arch.

Kitchen area – fitted with a basic arrangement of base cupboards and wall units, with laminated working surfaces, inset double drainer stainless steel sink unit, plumbing for an automatic washing machine, and space for an electric cooker and fridge.

Off the kitchen area is a useful cloakroom/larder which could if required be connected to the bedroom and form the basis for en-suite facilities



Dining Area/Sitting Room – a flexible area of the kitchen with focal electric fireplace and picture window to the end.



Rear Porch – allowing access to the rear garden

1st Floor

The staircase from the hallway rises to the first floor landing in the house. Doors open to the bedrooms and a house bathroom.



There are 2 bedrooms on the first floor. The largest is a double facing to the front with the second bedroom being a small double, having a window overlooking the gardens to the rear, built in recessed wardrobe and loft access hatch.



The bathroom is simply fitted with a white suite with airing cupboard which storage shelving and a lagged hot water cylinder.



Outside

The property is approached off The Lane with wrought iron gates allowing access to the gravelled drive.

The front garden is largely laid to lawn with rose beds, mature shrubs and trees, whilst there is a patio to one side and a gravelled driveway for off-street parking down the side of the house.



To the rear there is a low maintenance gravelled garden, again with mature shrubs and trees and within which there is a wooden former garage, other sheds and the oil tank serving the central heating boiler.

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, electricity and drainage. The property has oil fired central heating with the boiler situated in an outside store to the rear of the property



Directions: Mickleby lies around 7 miles west of Whitby and is well signed from the A174 coast road as well as from the A171 moor road. 24 The Lane lies on the north side of the main street running through the village, roughly opposite the village hall. See also location provided.

Tenure: Freehold

Council Tax Banding: Band ‘E’. Approx £2,662 payable for 2023/4. North Yorkshire Council. Tel 01609 780 780.

Post Code: TS13 5LX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	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.



RICHARDSON & SMITH

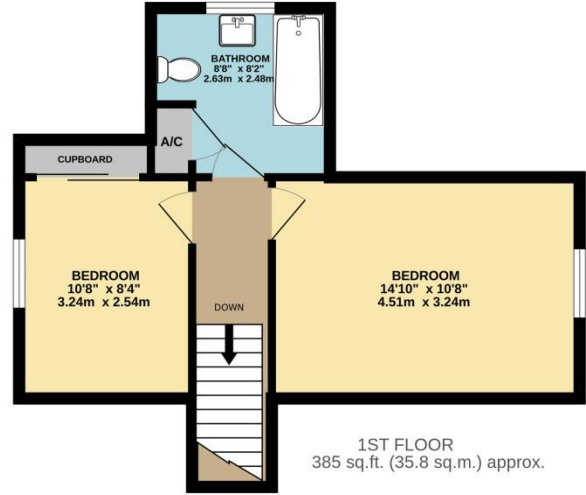
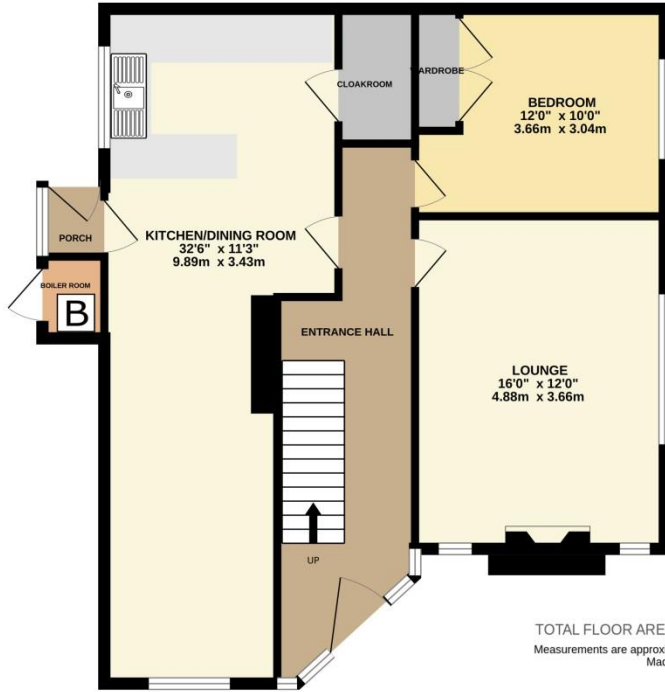
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GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

TOTAL FLOOR AREA: 1178 sq.ft. (109.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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