

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

9 MILL COURT THE CARRS, RUSWARP

*Whitby Town Centre 1½ miles
(Distance is approximate)*



A SPACIOUS 2 BEDROOM SECOND FLOOR APARTMENT IN THIS GRADE II LISTED LIFT SERVED MILL CONVERSION, STANDING ON THE BANKS OF THE RIVER ESK. SITUATED IN THE POPULAR VILLAGE OF RUSWARP, CONVENIENT FOR THE AMENITIES OF WHITBY AND THE NATIONAL PARK COUNTRYSIDE, THIS APARTMENT HAS RIVER VIEWS AND PRIVATE PARKING.

Accommodation:

Entrance Hallway, 2 Double Bedrooms(1 En-Suite), Bathroom, Lounge, Kitchen Area.
Designated Parking Space and Visitor Parking.

OFFERS ON: £175,000

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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

Set on the banks of the river Esk at the edge of Ruswarp village, about a mile from Whitby, This water mill is a Grade II Listed building dating back to the 18th Century. Converted in the early 1990s as a small scheme of apartments and cottages, by a local builder, this is a desirable development. This apartment has been kept updated with a new bathroom suite, modern electric heating and has been newly decorated, carpeted and feels fresh and modern - a well-appointed second-floor apartment with 2 double bedrooms, private parking and views over the river.



Approached through the communal entrance hallway with an outer door with telephone entry system, with staircase or lift to the second floor, the panelled style entrance door to apartment 9 opens into:

Entrance Hallway: With panel doors off

Bedroom 1: A double bedroom with a sash window to the rear.

Bedroom 2: The main bedroom, a larger double, with a sash window facing out to the rear with en-suite shower room off.



Bathroom: Fitted with a white bathroom suite comprising: P-shaped panel bath with shower over and a glazed shower screen, pedestal wash hand basin and low flush WC. Part tiled walls. Chrome electric towel rail.

Lounge: A generous sized room with dining and seating areas. There are two windows facing out to the south looking across the river and an open arch into the....





Kitchen Area: Having painted wood base and wall cupboards with laminated working surfaces and inset acrylic sink unit. There is an integral oven with ceramic hob, plumbing for an automatic washing machine and space for a condenser drier.

Outside

The property has a designated parking space to the west side of the building and there is also a spare parking area for visitors. Within the building is a communal bin area and a store room and there is a garden area onto the riverside bank which is private to the mill.

GENERAL REMARKS AND STIPULATIONS

Viewing: By appointment with the sole selling agents Richardson and Smith (01947) 602298.

Directions: From our offices, head out of town on the A171 towards Guisborough, turning left at the Four Lane Ends roundabout towards Ruswarp on the B1416. Descend into Ruswarp Village and turn right onto the Carrs toward Sleights. Ruswarp Mill lies on your left hand side and Apartment 9 lies within the main building, where marked by the Richardson and Smith 'For Sale' board.

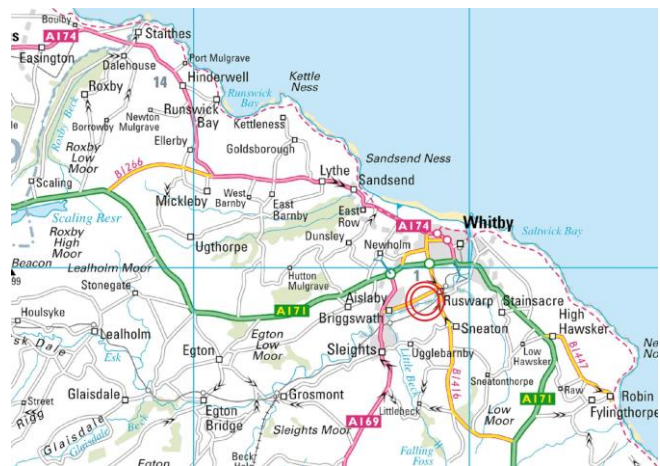
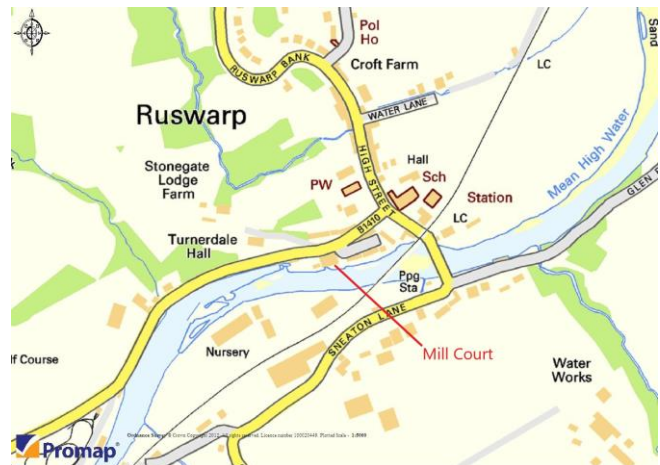
Services: The property is connected to mains water (metered), electricity and drainage. Heating is provided by modern electric heaters.

Tenure: Leasehold, on a 999 year lease set up in 1993. The maintenance fee payable for 2025 is set at £196.93 pcm with a ground rent of £100 per annum.

Please note that under the terms of the lease commercial holiday letting is not allowed

Council Tax Banding: 'D' North Yorkshire Council 0300 1312131

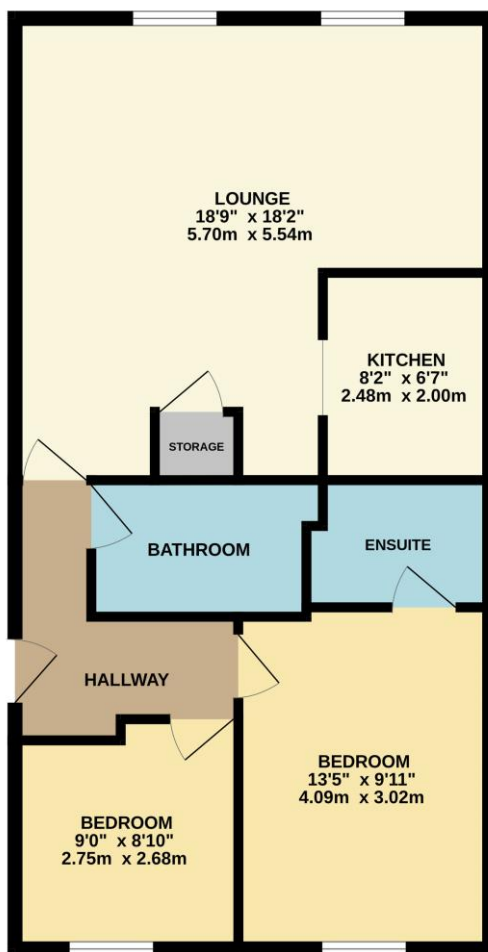
Post Code: YO21 1YL



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.

SECOND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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property if you are considering selling*



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