

RICHARDSON & SMITH

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CLEVELAND COTTAGE 2 THE BUNGALOWS, PORT MULGRAVE

Hinderwell ¼ miles

Staithes 1 mile

Whitby 10 miles

Saltburn 10 miles



A 2 BEDROOM, MID-TERRACE BUNGALOW WITH PARKING, A GARDEN AND FABULOUS VIEWS BOTH ALONG THE COAST AND OUT TO SEA. PLANNING PERMISSION HAS BEEN GRANTED FOR A LOFT CONVERSION WITH DORMER WINDOW WHICH HAS STARTED BUT REMAINS AWAITING COMPLETION, IF DESIRED.

Accommodation:

Entrance lobby, Shower Room, Kitchen, Living Room, 2x Bedrooms. Part converted Loft.
Parking Space. Garden to rear with Patio, Shed and Seating Pod.

GUIDE PRICE: £215,000



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PARTICULARS OF SALE.

A 2 bedroom, mid terrace bungalow lying on the seaward side of Long Row in Port Mulgrave, on the North York Moors Heritage Coast between Staithes and Runswick Bay, just outside the village of Hinderwell.

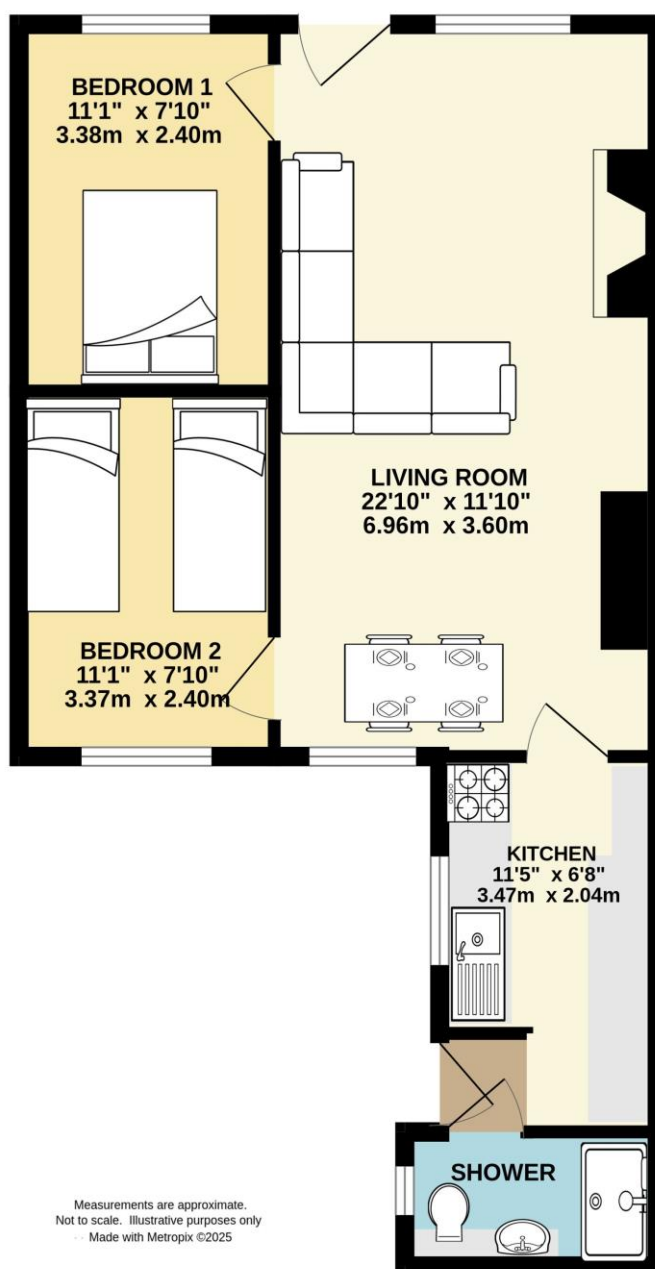
Bought by the current owners around 10 years ago, they have systematically improved the property upgrading the kitchen and bathroom facilities and obtaining planning permission for a loft conversion. Details available on request.

The property is approached via the road running along the rear of Long Row. From this road, the rear yard of the property is a parking space where a door opens into the property.

The part glazed uPVC entrance door opens into a lobby where a door opens into a shower room and a doorway opens into the kitchen.

The shower room has been refitted with a modern white suite including a cubicle with wet walling and a bar mixer thermostatic shower fitment with a glass screen, a vanity unit with a wash hand basin and a WC with a concealed cylinder. Electric towel rail, extractor fan and window to the yard.

The kitchen has been refitted with a sage green suite of fitted cabinets with quartz worktops including an inset sink unit with an inscribed drainer in the worktop. Fittings include an electric oven and hob with a cooker hood over. An automatic washing machine and a fridge freezer are concealed within the cabinets along with an insulated, pressurised hot water cylinder with immersion heater. Window facing onto the yard and connecting door to the living room.



The living room lies in the centre of the property and has windows facing to the rear, into the yard, and to the front, into garden and beyond to the coast and out to sea. A half-glazed door opens out to the front garden. There are doors connecting to the two bedrooms and a chimney rear the rear plus a further one at the front with a 'Stovax' multi-fuel stove. Night storage heater.



The main bedroom has a broad window to the front giving views over the garden and out to sea. It houses the electric consumer units. The second bedroom faces over the yard to the rear and has a hatch up to the loft void. Each bedroom has a night storage heater.



The loft has been part converted with a steel beam installed where the wall has been removed between the front and rear rooms. A dormer window has been added to the front giving elevated panoramic views over the coast and out to sea.

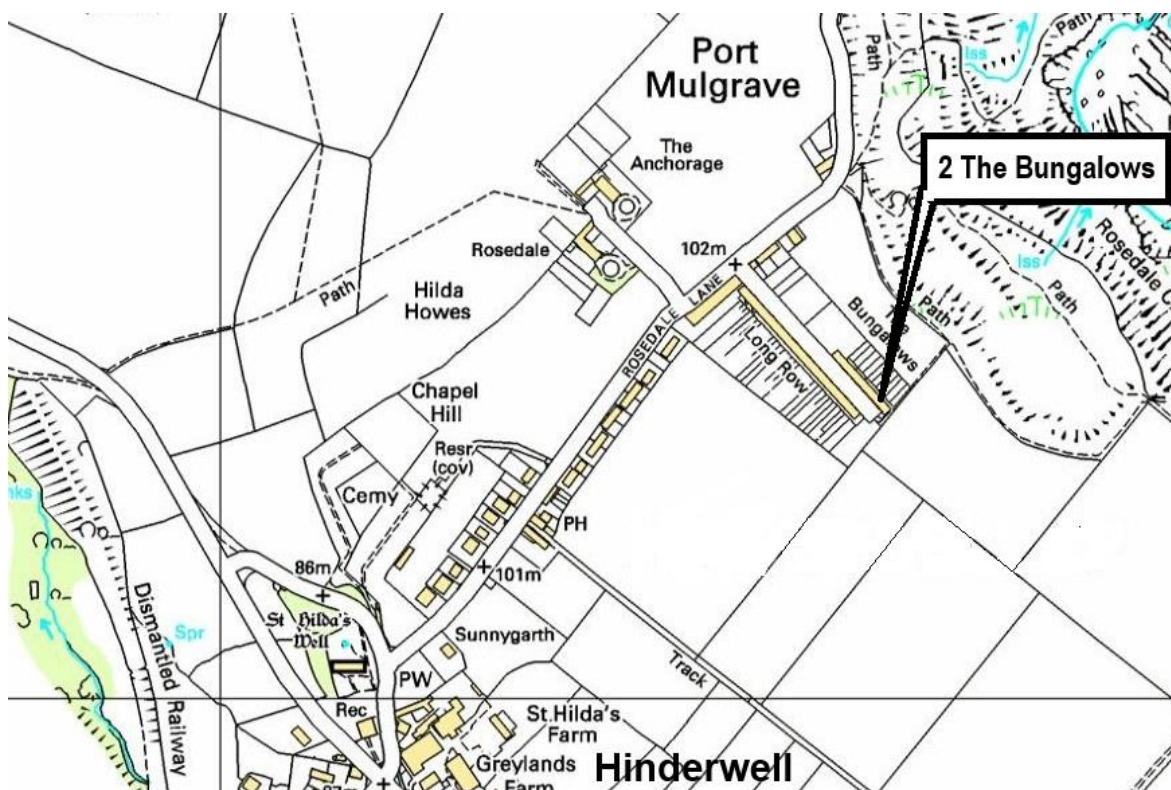


Outside

To the front of the building is a raised terrace by the property with steps down to a path across the front of the terrace and a gate opening into a garden with a lawn and a paved patio area. There is a 8' x 6' timber garden shed and a stylish, modern, glazed garden pod offering covered seating for 6 or 7 people at the far end of the garden from the house.

The yard at the rear of the property makes a parking space for a single vehicle.





GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to making an appointment to view this property.

Directions: From our offices, head north-west along the coast road passing through Sandsend and Lythe until you reach Hinderwell. At the end of the High Street turn right at the church following the road to Port Mulgrave. Drive along until you find the road to The Bungalows on your right at the end of Short Row, the terrace on the roadside. No.2 is the second to last on your left hand side. See also location plan.

Services: The property is connected to mains water, electricity and drainage. Heating is via electric storage heaters and from the Stovax multifuel stove. Pressurised hot water is supplied from an insulated hot water cylinder.

Council Tax Banding: 'B' £1,776 payable for 2024/5 (verbal query only) North Yorkshire Council. Tel 01723 232 323.

Planning Authority: North York Moors National Park. Tel: 01439 770657

Tenure: Freehold with vacant possession.

Post Code: TS13 5LG

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 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.

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