



RICHARDSON & SMITH

Chartered Surveyors

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15 CLIFF ROAD, STAITHES

Whitby 11 miles

Saltburn 9 miles
(All Distances are approximate)

Middlesborough 22 miles



A 3 BEDROOM DETACHED DORMER BUNGALOW, SET IN A QUIETER STREET IN THE UPPER VILLAGE OF STAITHES. WITH AN UPGRADED KITCHEN, BATHROOM AND SHOWER ROOMS AND A CONSERVATORY EXTENSION THIS IMPRESSIVE PROPERTY HAS VIEWS AS FAR AS THE SEA AND IS IDEAL RETIREMENT PROPERTY.

Accommodation:

Ground Floor: Porch, Hallway, Lounge, Conservatory, Kitchen, Utility, Master Bedroom, Bathroom.

1st Floor: Landing, 2x Double Bedrooms with Ensuite Shower Rooms, Box Room.

Outside: Driveway Parking. Detached Garage. Boiler Room. Garden. Shed and Summerhouse.

Offers On: £295,000

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PARTICULARS OF SALE

15 Cliff Road is a detached, brick-built dormer bungalow lying in a quiet side street within the upper village of Staithes on the North Yorkshire coastline. The old fishing village lies at the foot of a steep bank around ¼ of a mile away to the north and has a little beach within a protective harbour. The area has strong links to Captain Cook and is famed for its artistic connections.

The house has been improved and upgraded by recent owners with gas central heating and double glazing including an impressive conservatory. Inside fixtures and fittings has been replaced including the kitchen, utility, house bathroom and 2 en-suite shower rooms. With plenty of parking and a garage, this house has plenty to offer and there are even views to the sea from the landing window.

From the paved forecourt to the house a half-glazed entrance door opens into an entrance lobby with a glazed inner door opening through into...

Hallway with herringbone parquet floor and doors opening to all the principal ground floor rooms. Stairs rise to the first floor and there is a useful store cupboard beneath.



The stunning lounge has a wide bay window to the front, ceiling cornice and a carved Portuguese Limestone fireplace with a gas remote control stove. Glazed double doors open from here through into



With a polished wooden floor, the double-glazed conservatory has a glass roof and double doors open out into the rear garden. There is a radiator power and lighting for use year-round.



The master bedroom lies on the ground floor and also has a polished wooden floor. Window to the front.



The house bathroom lies next to the master bedroom and includes a 4 piece white suite with a spa bath and a separate oversized shower cubicle. Fully tiled walls and 2x windows to the side.

The kitchen lies to the rear and has been fitted with an extensive range of cabinets at both wall and floor levels and composite worktops. Fittings include a oven/grill, microwave, hob with concealed cooker hood over and a concealed automatic dishwasher. Composite sink and inset spot lighting.



A door opens from the kitchen into a utility room with a double glazed window and half glazed door to the side. Between the

utility and the bathroom lies a boiler room housing the gas central heating boiler and the inverter for PV solar panels, accessed from the yard via an external door.

First Floor

The staircase rises to a half landing with a window giving views towards the sea, over the rooftops, before returning to the galleried landing. Off the landing doors open to a useful box store room and to ...



Bedroom Suite 2: a spacious double room with a dormer window to the front and an additional window to the side. Off the bedroom is a store cupboard and a step storage area screened by a curtain. A door connects to an en-suite shower room with a modern white suite including a quadrant shower cubicle, basin in vanity unit and low flush WC. Window to the rear and heated towel rail.

Bedroom 3 is a mirror image of the arrangement for bedroom suite 2 also having an en-suite shower room.

Outside

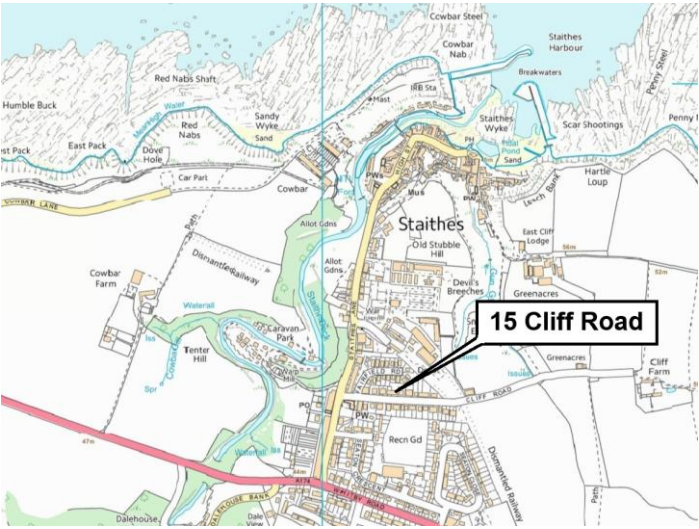
The front of the property has been given over to block paving which provides parking for at least 4 cars as well as offering access to a Garage: 17'9 x 8'6 - a single garage with a remote roller shutter door and further doors to the side and rear. Automatic washing machine point.

A gate opens to a path between the garage and house leading through to a yard behind the garage and around to the rear garden. The garden is mainly lawn with a timber garden shed and a wooden summerhouse facing south and west. A path then runs around the west side of the house, to the front.



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 travelling or making an appointment to view this property.



Directions: Staithes lies on the North Yorkshire coastline on the A173 coast road connecting Whitby and Saltburn. On reaching the village turn off the main road onto Staithes Lane and Cliff Road is the second turning on your right. No15 lying about half way down the road on your left hand side, where marked by the Richardson and Smith 'For Sale' board. See also location & boundary plans.

Services: The house is connected to mains water, gas, electricity and drainage. The property has gas central heating with the boiler located in the boiler room on the side of the house. PV solar panels.

Tenure: Freehold

Council Tax Banding: Band 'C' approx. £2,150 payable for 2025/6. North Yorkshire Council. Tel 01723 232323.

Post Code: TS13 5AE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	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.



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Measurements are approximate. Not to scale. Illustrative purposes only
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