

# RICHARDSON & SMITH

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## 37 LONG ROW, PORT MULGRAVE

Hinderwell ¼ miles

Staithes 1 mile

Whitby 10 miles

Saltburn 10 miles



**A 2-3 BEDROOM, MID-TERRACE COTTAGE WITH PARKING, A WELL STOCKED GARDEN AND A USEFUL WORKSHOP OUTBUILDING, POSITIONED CLOSE TO THE CLIFF PATH IN THIS COASTAL VILLAGE. VIEWS BOTH ALONG THE COAST AND OUT TO SEA.**

### Accommodation:

Lobby, Bathroom, Kitchen, Living Room. Double & Twin Bedrooms. Single bedroom with stair access to Loft Room. Parking Space to Rear. Garden to front with Workshop.

**GUIDE PRICE: £200,000**



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## **PARTICULARS OF SALE.**

Lying on the cliff top in Port Mulgrave, mid way between Staithes and Runswick Bay on the North York Moors coastline, No.37 Long Row is 2-3 bedroom, mid terrace cottage with a south facing garden and private parking.

A home for the current owners for over 10 years, the property has been improved and modernised extending the accommodation into the loft space where there are views out to sea and along the coast. Other recent improvements have included modern uPVC double glazing and a gas central heating boiler. Parking and a well stocked garden including a useful workshop make this an attractive prospect and well worth viewing.

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. Alternately the front door faces onto a communal path running along the front of the terrace.

The part glazed uPVC entrance door, from the rear, opens into a lobby with a recessed cupboard where a doors opens into a bathroom and into the kitchen.

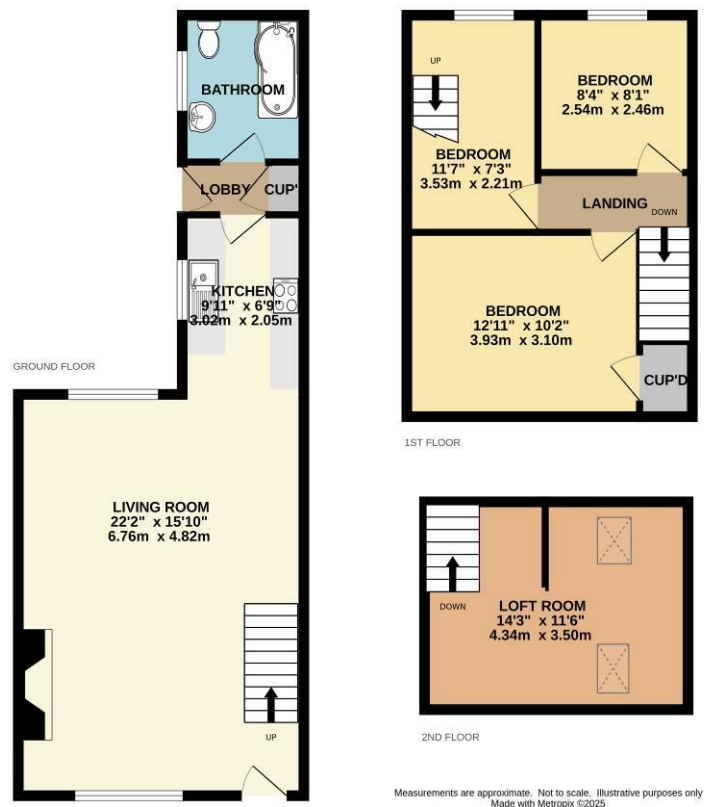
The bathroom has been fitted with a modern white suite including a paneled shower-bath with mixer taps and a shower hose plus a curved glass screen, a pedestal wash hand basin and a low flush WC. Chrome towel rail, extractor fan and window.



The kitchen has been fitted with a suite of cabinets with laminated worktops including a stainless steel sink unit, an electric oven and hob with a stainless steel cooker hood over. There is also a position for an automatic washing machine and an upright fridge freezer, though these are not integrated. Window facing onto the yard and a connecting archway opens though into the living room.

The living room lies in the centre of the property and was formerly two rooms that have been made open plan. Windows face to the rear, into the yard, and to the front onto the garden. A half-glazed door opens out to the front and stairs rise to the first floor landing. The focal point of the room is a large multi-fuel stove.

The staircase rises from the living room to a first floor landing with doors opening to ...







The main bedroom has a broad window to the front giving views over the gardens. A good sized double room with a large recessed cupboard over the stairs. The second bedroom lies on the rear (seaward facing) side of the building and is a twin room but could take a double bed.



The third bedroom is a single room, also lying to the rear and houses the modern Worcester gas central heating boiler. A staircase from this room leads up to the converted loft space which has Velux rooflight windows to the front and rear and whilst not compliant to current building regulations as a bedroom, makes a useful space for hobbies and storage and has the best views in the house over the coastline and out to sea.



## Outside

To the front of the house, the south facing side, is a grassed walkway with an area for a bench. This walkway is a path communal to all in the terrace allowing access along the length of the front. Beyond this is a low stone wall opening into the well-stocked garden. A long narrow plot, the garden has a central path and is stocked with many flowers and shrubs including fruit bushes.

At the end of the garden is a workshop / store (18' x 15') with doors to the front and rear, built of concrete block construction with a mineral felt roof. There is electric light and power connected from the house.

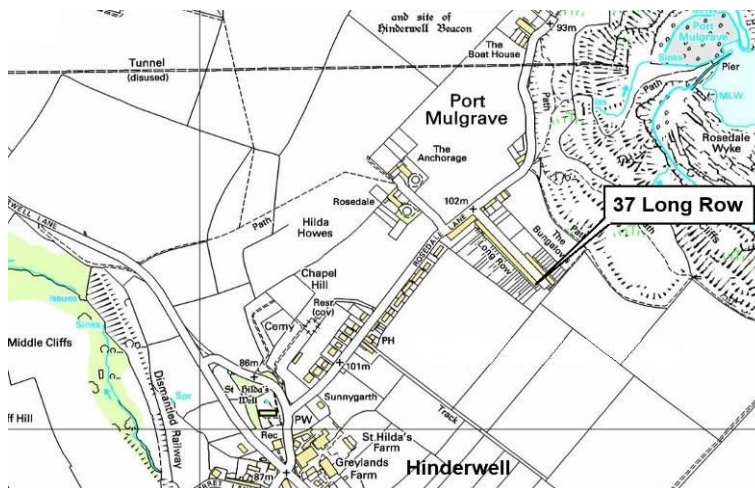
The yard at the rear of the property makes a parking space for a single vehicle.



## 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 into the village, passing the terrace on the road and turning right at the end, as Long Row is the terrace that stands perpendicular to the road. No.37 is the second to last property in the terrace. As there is only one parking space at the property it is best for visitors to park on the road and approach on foot. See also location plan.



**Services:** The property is connected to mains water, gas, electricity and drainage. Heating is via a modern Worcester gas boiler located in Bedroom 3. The solid fuel stove in the lounge had a back boiler but has been disconnected from the heating.

**Council Tax Banding:** 'B' £1,881 payable for 2025/6 (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 5LF

### 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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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