



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

4 RUSWARP LANE WHITBY

Town Centre ¾ mile



A LARGE INDIVIDUALLY DESIGNED BUNGALOW ON THE WESTERN EDGE OF THE TOWN OFFERING SPACIOUS 3 BEDROOM ACCOMMODATION WITH POTENTIAL FOR MULTI-GENERATIONL LIVING IF REQUIRED. THERE ARE GENEROUS GARDENS TO FRONT AND REAR.

Accommodation:

Entrance Lobby, Lounge, Dining Room, Kitchen, Rear Lobby, Integral Garage,
Snug, Office/4th Bedroom, Rear Hallway, Bathroom,
Double Bedroom, Single Bedroom, Master Bedroom En-Suite
Gardens to Front & Rear

OFFERS INVITED ON £420,000

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PARTICULARS OF SALE

Situated on the western edge of the town, 4 Ruswarp Lane is a very large detached home that should be viewed to be fully appreciated. This spacious house was built by a local builder to an individual design and now offers very well maintained accommodation, with gas central heating and double glazing throughout but is ready for the next generation to put their stamp on it.

The gardens are generous without being over-facing whilst there is parking and garaging to the front, ticking every box. The town centre approximately $\frac{3}{4}$ mile away and the bungalow is in a great position for access to both Teesside, Scarborough and the surrounding NYMNP and the Heritage Coast.

From the road, paved pathway leads to an open porch and on into

Entrance Vestibule: With glazed door to the...



Lounge: A very spacious room with large picture window to the front and open archway into the dining area. There is a coal effect gas fire within a varnished wood surround with composite marble inlay with matching hearth.



Dining Room: With doors off to the kitchen and bedrooms. A glazed one wall allows light in and gives access to the...

Sitting Room: Created so a dependant relative had their own space, this lends itself perfectly to this use or as a separate snug. There is the office/4th bedroom to the side of this which complements this room.



Kitchen: Having a range of matching wood base units and wall cupboards, with laminated working surfaces, tiled splash-backs and an inset 1½ bowl stainless steel sink unit. There is an integral oven with ceramic hob and extractor over, whilst having space and plumbing for an automatic washer and separate drier. A door from here leads to the side entrance lobby, on from there either to the garden or a courtesy door into the....



Integral Garage: With roller door and side window.

Inner Hallway: With linen cupboard and walk-in airing cupboard within which is situated the Ideal gas C.H boiler.



Bathroom: Having a modern white suite comprising an p-shaped bath with thermostatic shower fitting and screen over, a wash basin and a low flush WC. Window to side, wet walling to walls.

Bedroom 1: A double bedroom with window to the rear and built-in wardrobe.



Bedroom 2: A large single room, again with window to the rear and a built-in wardrobe.

Master Bedroom: A generous room with window to the rear and a range of fitted wardrobes. Off this room is the ...

En-Suite Shower Room: Having a white suite comprising shower cubicle, wc and hand basin.



Above the bungalow is a very large boarded out loft space access from the inner hallway, with gable window at one end.

Outside

To the front a block paved driveway leads down to the integral garage with a separate similar block paved path down to the front door. The remainder of the garden is low maintenance gravel with raised brick beds set behind a low wall with wrought iron railings.

The generous rear garden is level with a large paved patio, the remainder set to lawn with flower and shrub borders. There is a large storage area beneath the house with access from the garden. Included in the sale is the large modern greenhouse at the bottom of the garden.

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.

Directions: From Whitby town centre, travel up Bagdale to the mini-roundabout bearing left up Prospect Hill on to Mayfield Road. Continue to the roundabout at the end taking the left turn onto Ruswarp Lane, No 4 being on left approximately 100m along, marked by a Richardson & Smith board. (see location plan)



Services: Mains water, gas, electricity and drainage.

Council Tax Banding: 'E' Approx. North Yorkshire Council.

Planning: The local planning authority is the North Yorkshire Council. 0300 1312131

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

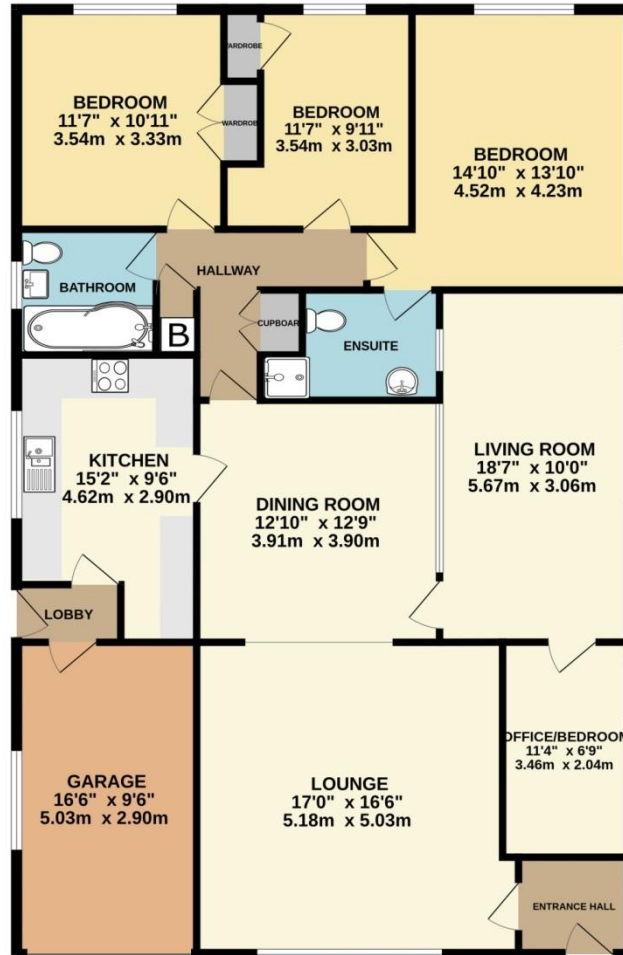
Postcode: YO21 1NB

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.



GROUND FLOOR
1615 sq.ft. (150.0 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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