



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

8 PROSPECT FIELD HAWSKER, Nr WHITBY

Whitby approximately 3 miles

Scarborough 16 miles

Robin Hoods Bay 3 miles



AN EXTENDED AND BEAUTIFULLY PRESENTED 4 BEDROOM STONE SEMI-DETACHED HOUSE ON A SMALL CUL-DE-SAC IN THIS POPULAR VILLAGE. WITH OPEN ASPECT AND COUNTRYSIDE VIEWS TO THE REAR, GARDENS AND AMPLE PARKING, THIS IS AN AMAZING FAMILY HOME THAT NEEDS TO BE VIEWED TO BE APPRECIATED.

Accommodation:

Lounge, Open Plan Kitchen Dining Room, Utility, Side Entrance Hall, Shower Room

First Floor: Landing, 3 Double Bedrooms, Single Bedroom House Bathroom.

Garden to Front and Rear, Ample Off-Street Parking

OFFERS OVER: £350,000

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PARTICULARS OF SALE

Situated on a quiet cul-de-sac just outside the popular village of Hawsker, which sits between Whitby and Robin Hoods Bay, 8 Prospect Fields is a stunning family home. Built in local Sneaton stone and extended by the current vendors, this beautiful home offers spacious 4 bedroom accommodation that is ready to walk into. The spacious lounge and delightful dining kitchen offer the perfect living space, the utility, downstairs shower room and large entrance hall offer that little bit extra, whilst 3 double bedrooms with a 4th single/office and house bathroom

Beautifully presented throughout, the house has the benefit of uPVC double glazing and is warmed by modern gas fired central heating, and has delightful level gardens to the front and rear with parking for a number of vehicles. Early viewing is highly recommended.

Approached from the front garden the blocked driveway leads to the side entrance, with steps leading up to the composite door which opens into...

Entrance Hallway: A very generous welcoming space with slate tiled floor and underfloor heating, door of to the downstairs shower room and open arch into the...



Lounge: To the front, with large picture window overlooking the front garden, composite front door, pine floor and recessed fireplace with Oak over mantle and inset multi-fuel stove. An door leads into ...



Dining Kitchen: Having a bespoke fitted kitchen comprising of painted Ash units with Oak work Surfaces and matching wall cupboards over. There is an integral Neff double oven, integral fridge, ceramic induction hob with stainless steel extractor hood over, inset Belfast sink, and small breakfast bar. There is a window to the rear overlooking the back garden.

The dining area continues to the side with double doors giving access to the garden.

Utility: From the kitchen stable doors give access to the utility which has plumbing for an automatic washing machine, space for freezer and the Worcester gas fired central heating boiler is situated here. There is a door from here to the rear garden.

Shower Room: Off the entrance hall, a spacious room which is fully tiled with underfloor heating has a white suite and walk-in thermostatic shower.



First Floor:

From the lounge, a staircase rises to a landing with panelled doors opening to...

Double Bedroom: Part of the extension, this spacious room is a through room with windows to the front and rear and enjoys views across open countryside up the Esk Valley.



Bathroom: With modern free standing bath, W.C and contemporary bowl hand basin with vanity unit beneath. Tiling to the walls and floor with underfloor heating.



Double Bedroom: To the rear, with views looking across gardens to the Esk Valley and downwards to Whitby and the sea.



Double Bedroom: Again a spacious room to the front, overlooking the cul-de-sac.



Externally

To the front of the property there is an attractive lawned garden with flower borders set behind a low stone wall. There is imprinted coloured concrete drive which wraps around the house providing parking for a number of vehicles.

A path leads the rear to the triangular shaped garden which is again set to lawn. There is a patio which was south westwards catching the afternoon and evening sun, with high lapped wooden fences to the side

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.

Services: The house is connected to mains water, electricity, gas and drainage. The gas C.H boiler is situated in the utility..

Directions: From Whitby take to the A171 moor road out of town towards Scarborough to Hawsker. Take the first left turn to High Hawsker and Robin Hoods Bay before immediately turn left onto Prospect Fields. No 8 is situated on the left hand side towards the head of the cul-de-sac..

What3Words: slam.kidney.depending

Tenure: Freehold.

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

Council Tax Banding: Band 'C'. North Yorkshire Council. Tel 0300 1312131.

Post Code: YO22 4LG

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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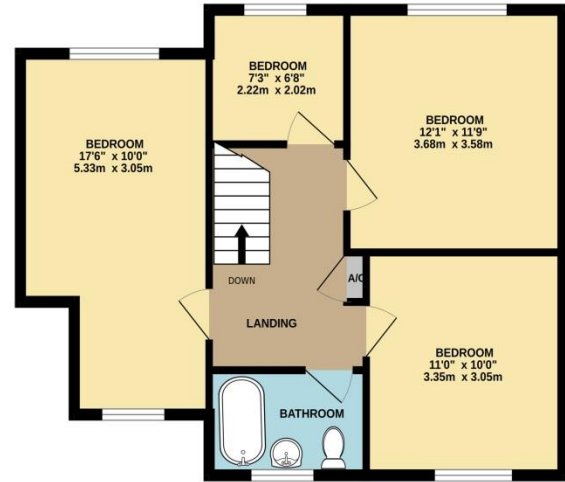
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GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.

TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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