



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

18 PRIORY PARK GROSMONT, ESKDALESIDE

Grosmont approximately 1/4 mile

Whitby approximately 5 miles



A DELIGHTFUL & SPACIOUS 2 BEDROOM HOME ON A SMALL ESATE ON THE OUTSKIRTS OF GROSMONT. WITH OPEN ASPECT AND COUNTRYSIDE VIEWS, THE HOUSE IS BEAUTIFULLY PRESENTED THROUGHOUT, HAS DOUBLE GLAZING, OIL C.H, WITH LEVEL GARDENS TO THE FRONT AND REAR. THIS IS THE IDEAL STARTER HOME OR FOR THOSE LOOKING TO DOWNSIZE

Accommodation:

Entrance Lobby, Lounge, Kitchen, Dining Room
First Floor: Landing, 2 Double Bedrooms, Bathroom.
Garden to Front and Rear

OFFERS ON: £235,000

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

Situated on a little known estate just outside the popular village Grosmont, which is in the heart of the North York Moors National Park and boasts the amenities of a shop and a pub and of course the world famous North York Moors Steam Railway, 18 Priory Park is a specious and well-presented home that ideally suits those looking to get on the housing ladder in a rural setting or a smaller home for later on in life.

Beautifully presented throughout, the house has the benefit of uPVC double glazing and is warmed by modern oil fired central heating, and has delightful level gardens to the front and rear, the rear catching the afternoon and evening sun. With residents parking to the rear this home ticks every box.

Early viewing is highly recommended.

Approached from the front garden a concrete path leads to the side entrance, steps lead up to the uPVC glazed front door which opens into...

Hallway: With stairs to first floor and a door opening into...



Lounge: To the front, with large picture window overlooking the front garden, laminated floor (which continues throughout the ground floor) and cast fireplace within a traditional style painted wood surround. An open arch leads into ...



Dining Area: With window to the rear, under-stairs cupboard, door back into the hall, and door into the kitchen.



Kitchen: Having cream Shaker style base units with granite working surfaces and matching wall cupboards over. There is an integral Neff oven with ceramic hob over, inset stainless steel sink, plumbing for an automatic washing machine and space for a fridge. There are windows to the side and rear with door to the back garden.



First Floor:

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

Double Bedroom: To the front of the house, there an uPVC double glazed window which enjoys views over the open aspect to the front and onward along the valley.



Double Bedroom: To the rear, with views looking across gardens to woods and valley beyond.



Bathroom: With panel bath with shower over, high flush W.C and pedestal hand basin. Tiling to the walls



Externally

To the front of the property there is an attractive lawned garden with flower borders set behind a low brick wall with wrought iron railings. A concrete path runs to the side of the house where there is a small garden within which is situated the Mistrel outside oil central heating boiler, with the tank being situated in the rear garden.

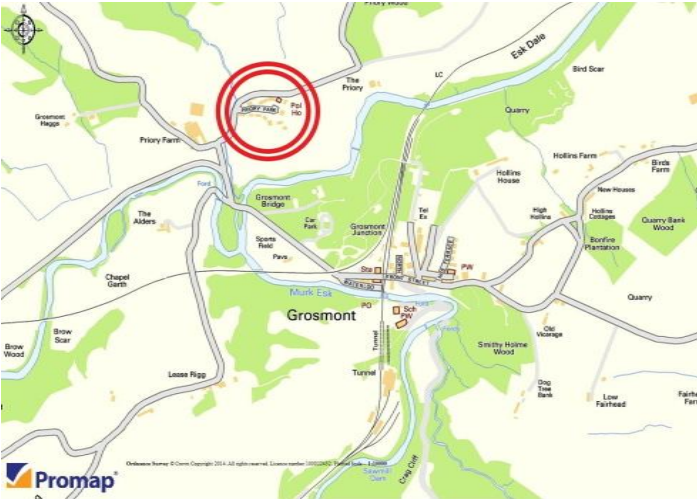


To the rear the garden is again set to lawn with decked seating area, large shed and access to the residential parking area to the rear of the house.

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, and drainage. The cottage benefits from oil central heating which runs off the Mistrel boiler in the garden.



Directions: From Whitby take to the A171 moor road out of town towards Guisborough turning left at the roundabout onto the A169 Pickering Road. Go through Sleights village before turning right onto the Eskdaleside-Grosmont road. Take this road to Grosmont, passing through the village, over the stone bridge, bearing right and taking the next right turn. Priopry Park is situated on the left of this lane with No 18 being towards the end of the small estate, on the left.

What3Words: logged.indicated.rashers

Tenure: Freehold.

Council Tax Banding: Band ‘B’. North Yorkshire Council.
Tel 0300 1312131.

Post Code: YO22 5QQ

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		
55-68	D	60 D	72 C
39-54	E		
21-38	F		
1-20	G		



RICHARDSON & SMITH

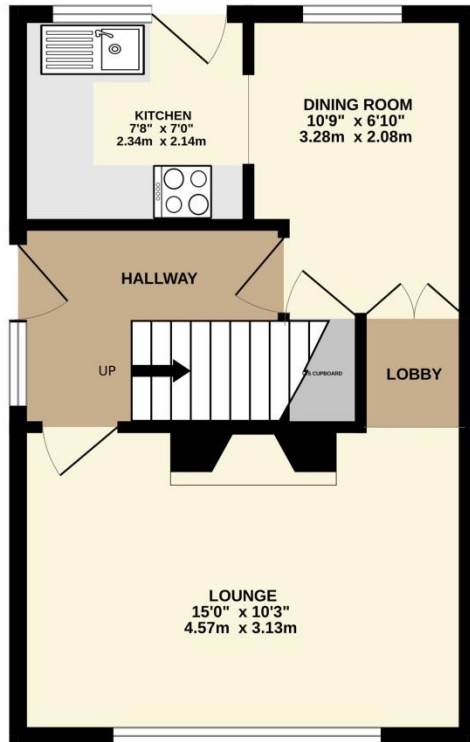
Chartered Surveyors

Auctioneers

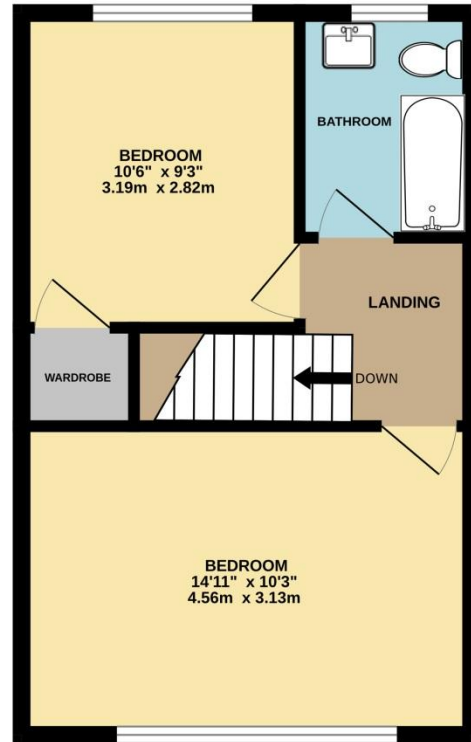
Valuers

Estate Agents

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

