

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

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Valuers

52 ROSEDALE LANE, PORT MULGRAVE

Hinderwell ½ mile

Whitby 10 miles

Runswick Bay 1 mile

Staithes 1 mile

(Distances are approximate)



A SIMPLE, 2 BEDROOM TERRACED COTTAGE SET ON THE CLIFFS ABOVE THE COASTLINE BETWEEN RUNSWICK AND STAITHES. THIS FORMER LONG TERM LET IS NOW RIPE FOR RENOVATION AND UPGRADING AS EITHER A PERMANENT OR HOLIDAY HOME.

Accommodation:

Hallway, Living Room, Kitchen, Bathroom, Utility and WC Cloakroom. Landing, 2x Double Bedrooms. Yard Garden with Store.

GUIDE PRICE: £110,000



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PARTICULARS OF SALE

A lovely 2 bedroom property set in this coastal village on the cliffs between Runswick Bay and Staithes. This could be an ideal first or second home, or investment for holiday letting. Until recently, a long-term letting, the property is ripe for renovation and upgrading.

The Cleveland Way runs alongside the hamlet and there is a steep path down the cliffs to the old harbour which was demolished during the last war. The cottage faces onto Rosedale Lane, but is accessed from the only door which opens onto yard leading onto the back lane.

Approached from the yard, an entrance door opens to ...

Hallway: The L-shaped hallway has the staircase to the first floor and doors from here lead to the utility and



Living Room: The living room has a window facing onto the yard and a door opens to provide access to the useful under stairs storage cupboard. The focal point of the room is an old tied fireplace and doors also open to the house bathroom as well as to...

Kitchen: The kitchen lies at the front of the house facing onto the fields opposite with views down to the sea. There is a simple run of storage cabinets and laminate worktops with a position for an electric oven.



Bathroom: The bathroom has a white suite comprising a panel bath with shower over and a pedestal wash hand basin. Window to the rear facing over Rosedale Lane and open fields. Downflow electric fan heater.

Utility: The utility lies just off the entrance hallway and is effectively the 'wet' side of the kitchen, offering a stainless steel sink unit and positions for an automatic washing machine and tumble dryer. Two windows face into the yard and a connecting door gives access to

WC Cloakroom: With a white suite comprising a high flush WC with a window towards the yard.



First Floor

The staircase rises to a landing which provides access to doors into.....

Bedroom 1: A generous double room that has 2 windows overlooking the fields and down to the sea.



Bedroom 2: The second bedroom has a window overlooking the yard garden. The focal point of the room is a cast iron bedroom style fireplace which has been sealed. Airing cupboard housing hot water cylinder with immersion heater. Recessed wardrobe over the staircase and built-in wardrobe with curtained front.



Externally

The property has a small concreted yard, enclosed by a low wall with a gate to the back lane. The yard includes a brick store attached to the end of the building.

GENERAL REMARKS AND STIPULATIONS

Directions: From our offices head out of town onto the A174 coast road towards Saltburn and Teesside. After approximately 9 miles you will reach the village of Hinderwell proceed down the high street and turn right just before the church where signed to Port Mulgrave. Follow this road along turning right again to Port Mulgrave and drive up Rosedale Lane and No 52 is the second cottage in the terrace on your right hand side, where marked by the Richardson and Smith 'For Sale' board. See also location plan.

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 making an appointment to view this property.

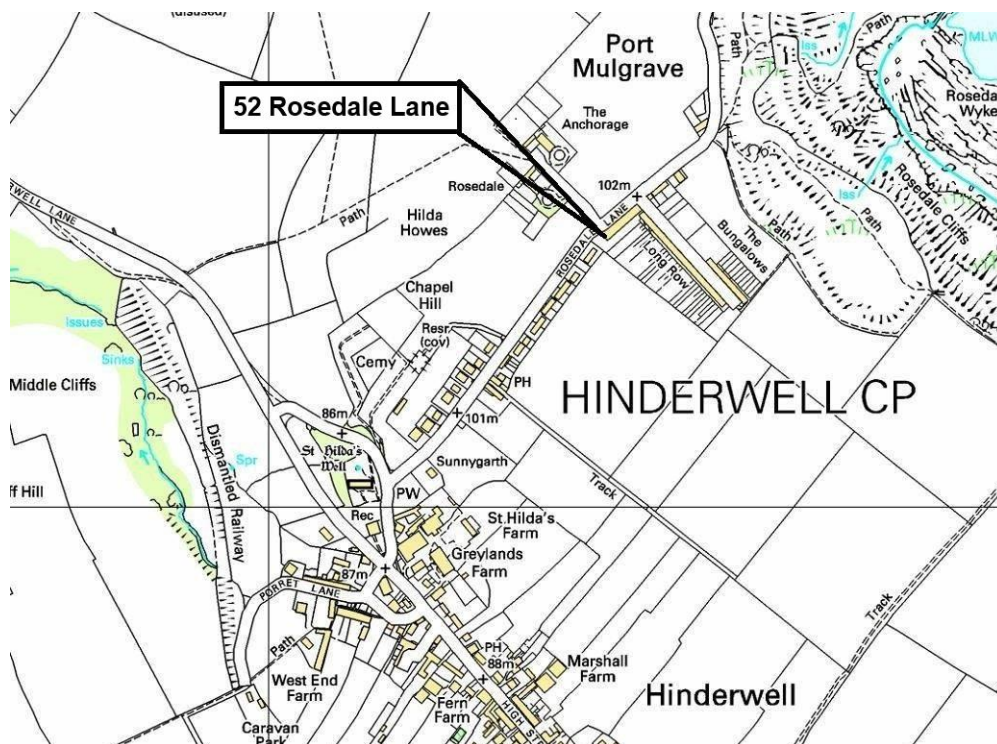
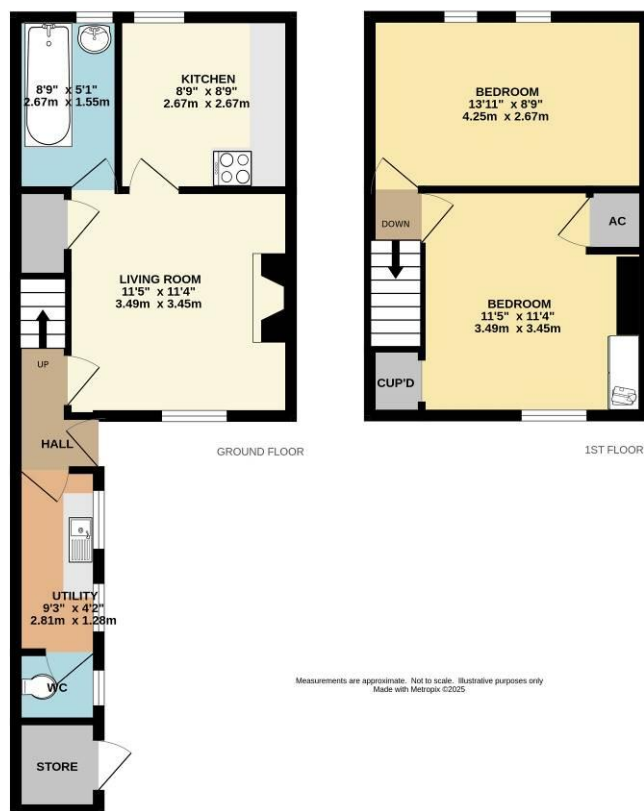
Services: The property is understood to be connected to mains water, drainage and electricity. The central heating is predominantly electric storage heaters and hot water is from a lagged hot water cylinder with immersion heater.

Council Tax Banding: 'A' £1,612 payable for 2025-26. North Yorkshie Council. Tel 01723 232323.

Post Code: TS13 5LE

Tenure: Freehold.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 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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