



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

52 BARNARD ROAD, EASINGTON

Staithes 3 miles

Loftus 1½ miles

Whitby 13 miles

Guisborough 10 miles

(Distances are approximate)



A MODERNISED AND EXTENDED, 3 BEDROOM, MID-TERRACE HOUSE SET AWAY FROM THE MAIN ROAD IN THIS POPULAR VILLAGE, CONVENIENT FOR ACCESS INTO THE NATIONAL PARK AND TO THE COAST AT STAITHES, AS WELL AS FOR COMMUTING BACK TOWARDS TEESSIDE.

Entrance Hall, Dining Kitchen, Lounge, Conservatory.

1st Floor: Landing, 2 Double Bedrooms, Single Bedroom and Shower Room.

Private Garden to Rear with Shed and Hot-Tub. Easy Maintenance Front Garden.

Guide Price: £139,950

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

Built in brick under a concrete tiled roof, 52 Barnard Road is a modern style mid-terrace house, which has been updated and extended to the rear with a conservatory.

From the front path, a uPVC entrance door with flanking window opens into ...

Hallway – with stairs to the first floor and an inner door opening through into



Dining Kitchen - fitted with a modern range of units and laminate worktops with integrated appliances. The kitchen has a peninsular arrangement creating a separate area at the front for a dining table with window looking onto the front garden. A door opens to a storage cupboard under the stairs.



There is a half-glazed door and two windows facing towards the rear garden. A further half-glazed door opens through into ...



Lounge – A spacious reception room with a broad window facing onto the front garden and sliding patio doors opening through into the Conservatory. Central and wall lighting.



Conservatory – with uPVC double glazing set on low brick walls and a polycarbonate roof, the conservatory has double doors out into the rear garden and has light and power, effectively making it an additional reception room.

1st Floor

The staircase rises to a landing with a window to the rear and a hatch leading up to the loft void. There is also a useful built-in storage cupboard. Doors open to :



Bedroom 1 – a generous double room with a built-in cupboard over the stairs and 2 windows facing onto the front garden.



Bedroom 2 – A double bedroom facing the front.



Shower Room – recently upgraded and fitted with a modern white suite including an over-sized level access shower cubicle, a basin set in a vanity unit and a low flush WC. Vinyl floorings and 2 windows facing to the rear.

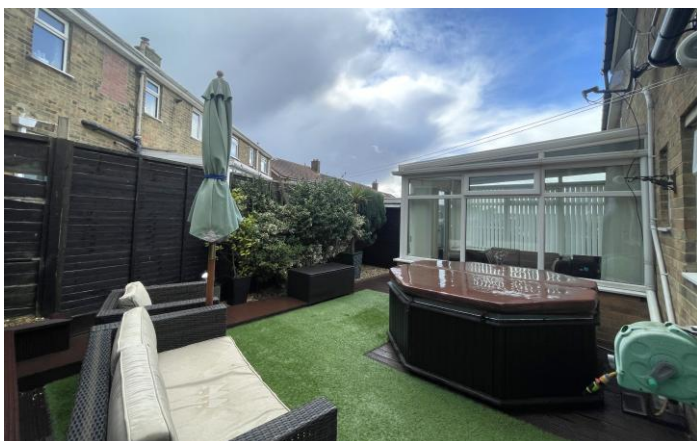
Bedroom 3 – a single bedroom with window to the rear.

Outside

The front garden has been finished in gravel to make it low maintenance, bounded by shrubs and a brick wall topped by a wrought iron fence with a matching gate. There are two raised beds and a level decked area directly in front of the house. The garden offers potential for creating private off-road parking, subject to planning and officially dropping the curbs.

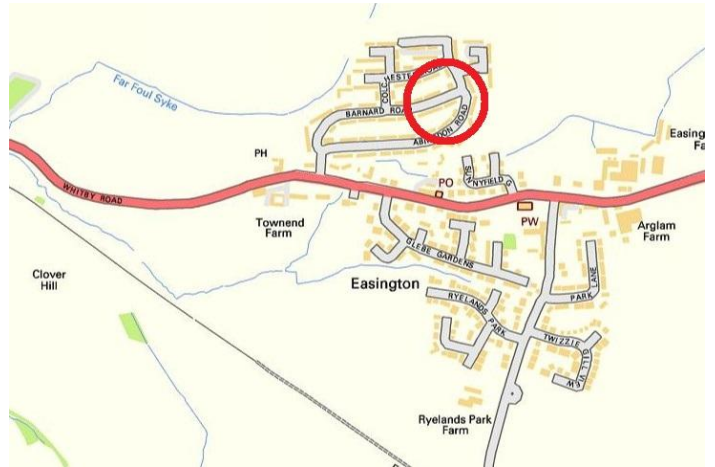


The rear garden faces south and is accessible from the kitchen-diner or the double doors from the conservatory. The rear garden is part decked and part covered with astroturf providing a seating area and space for a hot-tub, included with the sale. A timber shed lies in the rear garden for storage.



GENERAL REMARKS & 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 travelling or making an appointment to view this property.



Directions: From Whitby head towards Saltburn on the coast road (A174). After 13 miles you will reach Easington. Drive past the church and the car wash then turn right before the Tiger pub. As you enter Abingdon Road, turn left on Barnard Road and No.52 lies at the top of the road on your right, opposite an open space, where marked by the Richardson & Smith for sale board. – see also location plan.



Services: The property is connected to mains water, gas, electricity and drainage. Heating is provided by a Worcester gas boiler positioned in the cupboard in the bathroom.

Council Tax: Band 'A' approx. £1,616 payable for 2025-26. Redcar & Cleveland Council. Tel 01642 774 774.

Post Code: TS13 4NF

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	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.



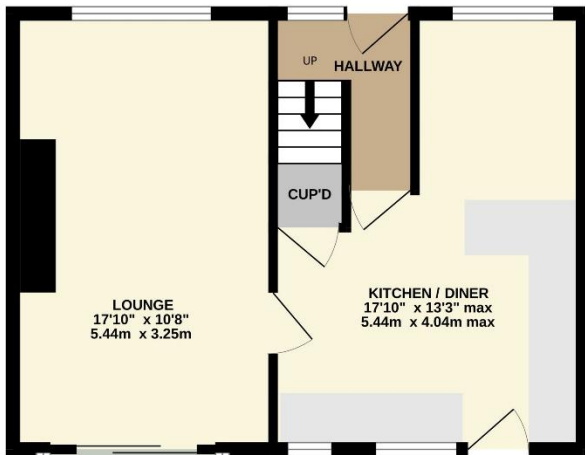
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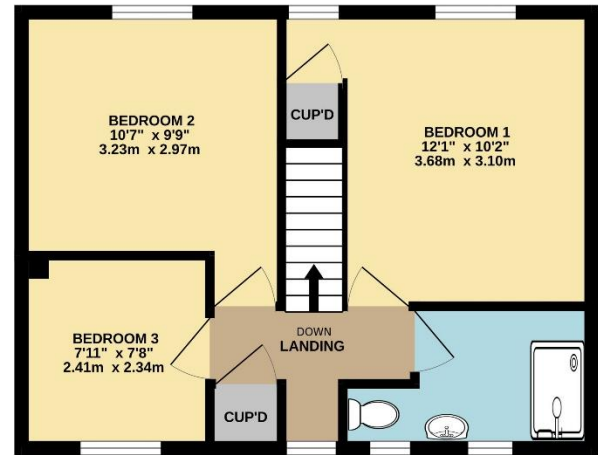
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GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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