



RICHARDSON & SMITH

Chartered Surveyors

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26 BROWNS TERRACE, HINDERWELL

Runswick Bay 1 mile

Staithes 1½ miles

Whitby 9 miles

Guisborough 16 miles

(Distances are approximate)



A MODERNISED AND EXTENDED 2 BEDROOM, END-TERRACE HOUSE LYING IN A QUIETER POSITION AWAY FROM THE MAIN ROAD IN THIS VILLAGE, HANDILY PLACED FOR ACCESS TO THE COAST AT RUNSWICK BAY AND STAITHES.

Entrance Hall, Lounge, Breakfast Kitchen, WC Cloakroom and Conservatory.

1st Floor: Landing, Double Bedroom, Single Bedroom and Bathroom.

Gardens to front and rear. Driveway Parking and Garage.

Guide Price: £185,000

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

Lying on the end of a short terrace of 4 houses, close to the edge of the village, overlooking the childrens' play area, 26 Brown's Terrace is a modernised and extended house that was originally 3 bedrooms with a ground floor bathroom, but is now a better quality 2 bedroom arrangement.

From the road the property has a long front garden with driveway parking for a number of vehicles leading up to the garage, which lies just behind the line of the house at the side.

The half-glazed front door opens into a hall with staircase rising to the first floor and doors opening to the dining kitchen and ...



The lounge has a bow window to the front and an internal window to the rear facing into the conservatory. There is a feature fireplace with an electric fire unit and hardwood style surround, ceiling cornice and rose.



The dining kitchen is fitted with a cream coloured suite of cabinets under laminate worktops with fittings including a composite 1½ bowl sink and an integrated refrigerator. There is plumbing for an automatic washing machine and a point for an electric oven. The oil central heating boiler is positioned amongst the cabinets. A door opens to a really useful store under the stairs which houses a deep freeze and has an internal window to the rear. Further doors open to the conservatory and to

WC Cloakroom – fitted with a white suite. Windows to the side and rear.



The conservatory offers an additional room to the house with thick double glazed sections on low brick walls and a polycarbonate roof. A door opens into the rear garden.

1st Floor

The staircase rises to a landing with a window to the rear and doors to all the first floor rooms.



Bedroom 1 – a generous double room with windows to the front and rear and a fitted suite of modern bedroom furniture including wardrobes, cupboards and drawers. There are attractive views from the bedroom over the childrens' play area and allotments, to the fields beyond.

Bedroom 2 - The second bedroom is a good sized single room with a window to the front and a deep, recessed cupboard that was presumably formerly the airing cupboard. A hatch in the ceiling gives access to the loft area.

Bathroom – formerly a bedroom, the bathroom is rather generously proportioned and offers a 4 piece white bathroom

suite including a panel bath with mixer taps and shower hose, a low flush WC, a pedestal wash hand basin and a separate glazed shower cubicle. There is a window the side and a built-in vanity storage cupboard.



Outside

The property sits in a good-sized plot and has a well-presented front garden with a brick paved path and a tarmacked driveway, fringed with lawn and gravel for easy maintenance.



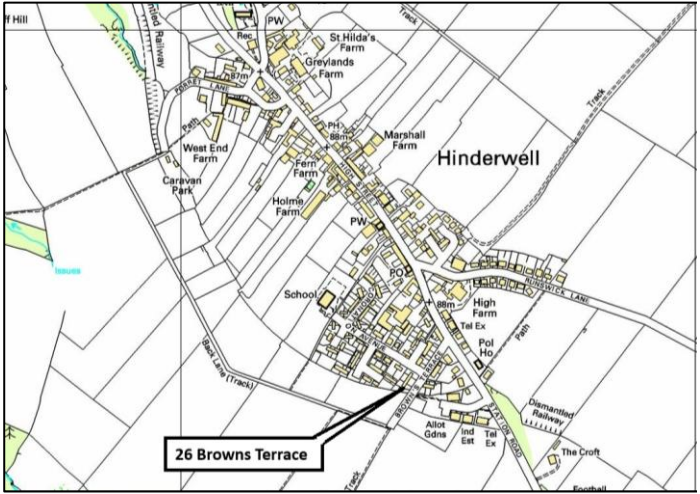
The rear garden is also rather spacious, but is principally paved with a shrub border and high fences for privacy and security.



The rear garden includes the sectional-concrete, single garage with a door and window to the side as well as the garage door to the front. The garage has light and power connected. The bulk tank for the oil central heating lies behind the garage.

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 9 miles you will reach Hinderwell. Turn left at the Garage onto Brown's Terrace and No 26 is on your right hand side towards the end of the road – see also location plan.



Services: The property is connected to mains water, electricity and drainage. Heating is provided by an oil fueled boiler positioned amongst the kitchen units with a bulk tank to the rear of the garage.

Council Tax: Band 'B' approx. £1,881 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

Post Code: TS13 5HE

Tenure: Freehold

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

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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1ST FLOOR

