



RICHARDSON & SMITH

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RAVENSTONES MOUNT PLEASANT NORTH, ROBIN HOODS BAY

Whitby 6 miles

(Distances are approximate)

Scarborough 16 miles



A SPACIOUS, LATE VICTORIAN MID-TERRACE HOUSE WHICH HAS RETAINED MANY ATTRACTIVE PERIOD FEATURES AND HAS VIEWS TO THE SEA FROM THE UPPER FLOORS. SITUATED AT THE TOP OF THIS POPULAR COASTAL VILLAGE AND OFFERING 5 BEDROOM ACCOMMODATION OVER 3 FLOORS, THIS MOST BEAUTIFUL HOME IS ONE TO VIEW

Entrance Vestibule, Hallway, Lounge, Living Room, Breakfast Room, Kitchen, Rear Porch.

1st Floor: Landing, Bathroom, W.C, 2 Double Bedrooms, Single Bedroom

2nd floor: Landing, Double & Twin Bedrooms.

Outside: Gardens to Front & Rear.

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Situated at the top of this most popular of coastal villages, Ravenstones is the centre of 3 similar late Victorian townhouses. The accommodation is over 3 floors and offers spacious living with 3 reception rooms, 4 double bedrooms and a large single bedroom as well as a house bathroom.

There are gardens to front and rear and whilst there is no parking with the property, there is on-street parking immediately outside.

From the front of the property a panelled entrance door opens into an attractive entrance vestibule and onwards into the hallway. Stairs (with under-stairs cupboard) rise up to a 1st floor whilst panel doors opening into ...



Lounge - A light and spacious room with large bay window, stripped floor, coving to the ceiling and a beautiful central fire having a marble surround with a cast fireplace including decorative tiled inlay. There are built-in book shelves to each alcove.



Sitting Room – A nicely proportioned room retaining an original fireplace with cast inner and tiled insets. There is ceiling cornice and a window to the rear with parquet flooring fitted.



Breakfast Room – To the rear of the house with tiled floor, sash window to the side with central brick fire place within which there is a tall multi-fuel stove spreading warmth throughout the house. To each side of the fireplace there are fitted cupboards. From here a step leads up through an open arch to the



Kitchen – Another good-sized room, the kitchen has bespoke fitted units with Beech working surfaces and splash-backs, twin ceramic sink unit, whilst incorporating integral appliances including slim line dishwasher, fridge and freezer. There is plumbing for an automatic washing machine and space for a range style gas cooker.

There are windows to the side and double doors out to the rear porch which in turn gives access to the rear garden.

Steps rise to the first floor landing where the attractive period staircase continue up to the second floor and panelled style doors open to the bedrooms and bathroom.

Bathroom - A large room to the rear of the house having a white suite comprising panel bath, pedestal hand-basin and separate shower cubicle. There is half-tiling to the walls, tiling to the floor, heated towel rail and window to the rear gable. A Velux window allows further light into the room. To the side is large airing cupboard within which is situated the Bosch central heating boiler.

Separate W.C – off the landing with window to the side.



Bedroom – A double bedroom with large sash window to the rear, striped floor and central cast fire grate.



Bedroom – A double bedroom with a large bay window to the front, a cast fireplace with tiled inlay, painted flooring and affording views to the sea and the rest of the village.



Bedroom – A large single room with sash window to the front.

2nd Floor

With open landing and further stairs up to the 2nd floor panel doors lead to ...

Double Bedroom – To the rear with original fire grate and dormer window looking towards the old railway line.

Twin Bedroom – To the front with ornate dormer window, original fire grate and afford lovely views over the village to the sea.

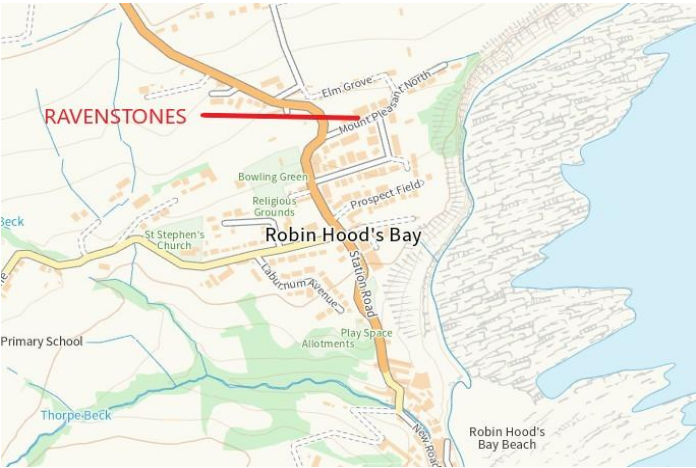
Outside

There is a small garden to the front with steps up from the street and being set behind a stone wall.

To the rear is a paved yard beyond which is the embankment to the old railway but is now under the ownership of Ravenstones. It should be noted that there is an access right of way for the neighbouring property which splits the yard and the former embankment.

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: Robin Hoods Bay is clearly signed from the A171 road between Whitby and Scarborough. From Whitby, turn off at Hawsker and follow the road down towards the village. As you descend into the upper village turn left by the Grosvenor Public House onto Mount Pleasant North and Ravenstones lies halfway up on the left hand side. See also location & boundary plans.

Services: The property is connected to mains water, gas and electricity supplies, and to mains sewerage. The gas central boiler is in a cupboard in the bathroom.

Local Taxation: The house is band 'D'. North Yorkshire Council. Tel 01723 232323.

Tenure: Freehold

Post Code: YO22 4RE

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	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



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