



01947 601301



TREE TOPS, GOLDEN GROVE

2 BED DETACHED BUNGALOW



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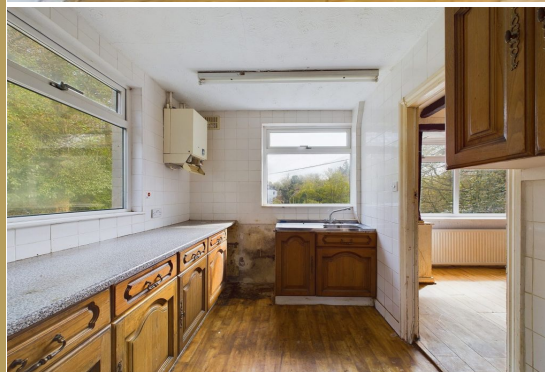
PROPERTY FEATURES

- Detached Bungalow in Need of Refurbishment
- Large Garden with Outbuildings
- 2 Bedrooms & Shower Room
- Idyllic Woodland Setting close to the Coast
- Elevated Plot with Rural Views & Parking
- Within the North York Moors National Park
- No Onward Chain

Type: **DETACHED BUNGALOW**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **2**
Parking: **CARPORT, DRIVEWAY**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

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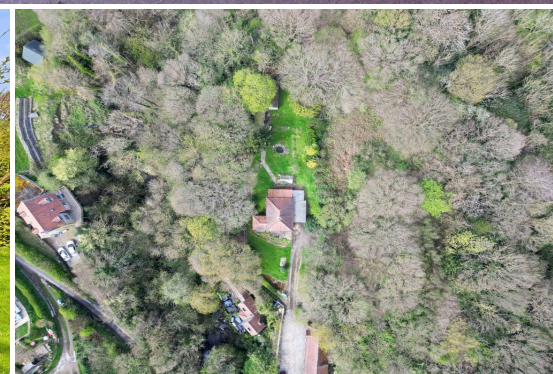
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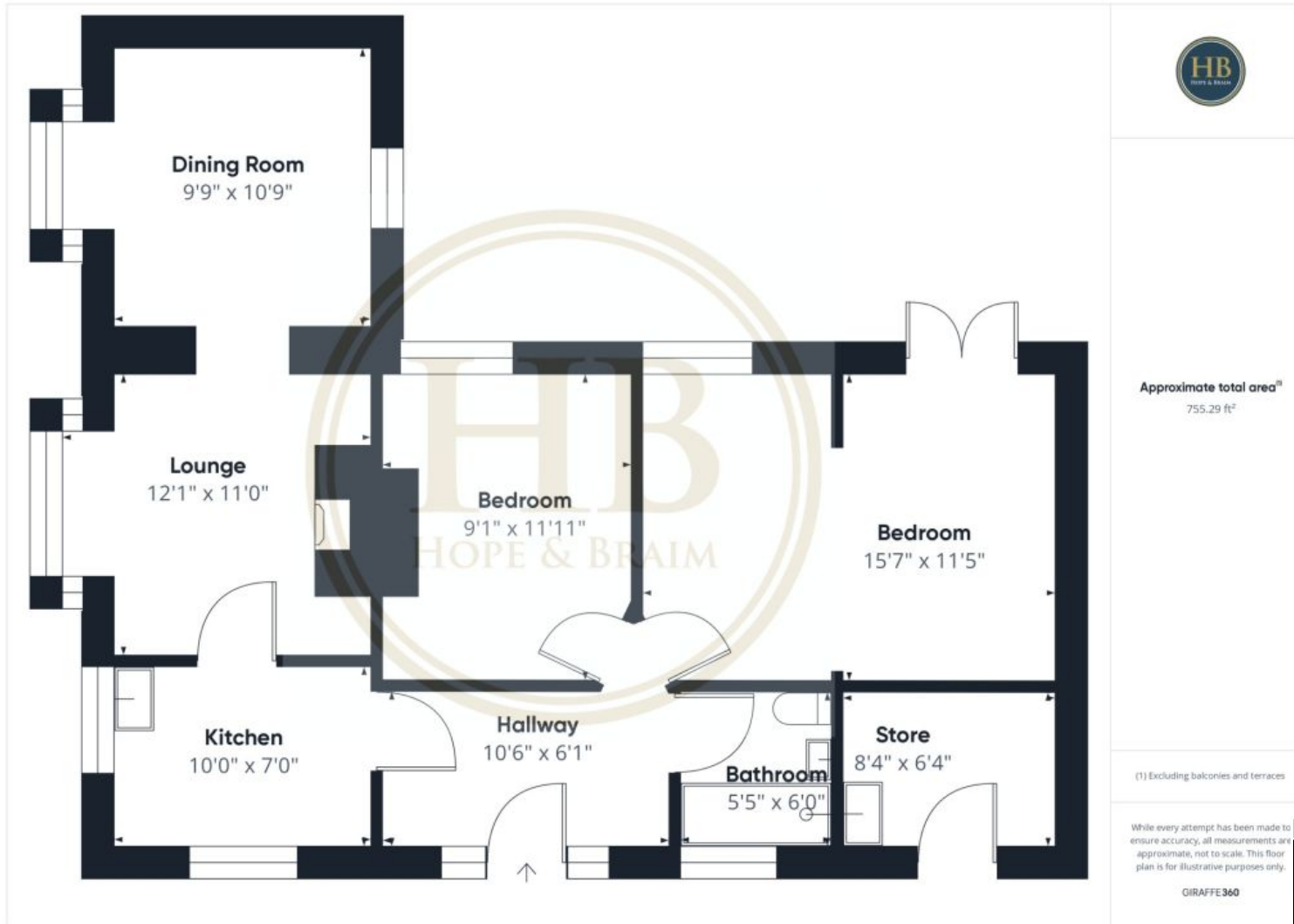
TREE TOPS, GOLDEN GROVE - 2 bed Detached Bungalow - £250,000



Hope & Braim are delighted to present Tree Tops in Golden Grove to the market. This detached bungalow requires complete renovation and offers a rare opportunity to create a rural home that's nestled in woodland close to the coast. The property has been extended and has approximately 750 sq ft of accommodation that comprises an open plan lounge/diner, kitchen, two bedrooms and a bathroom. The lounge has a brick fireplace with a multi-fuel burning stove and a bay window that looks out over the gardens. An archway leads through to the dining room. The kitchen has a range of fitted pine cabinets and houses the central heating boiler, which runs off LPG gas. Both bedrooms are double with the back bedroom larger having been extended and does have patio doors to the garden. Outside there is about a quarter-an-acre plot with lawned gardens and outbuildings surrounded by woodland, affording this home privacy and green vista's all around. There is also a carport and a gated driveway that has space for multiple vehicles. Golden Grove is a small hamlet set in an idyllic wooded valley in the North York Moors National Park and is only a few miles from the coastal town of Whitby.



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Approximate total area¹
755.29 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

