



01947 601301

4 CROFT FARM, RUSWARP

2 BED COTTAGE



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PROPERTY FEATURES

- End Terraced Cottage with a Patio & Parking
- Spacious Lounge with a Fireplace & Large Glazing
- Open Plan Kitchen/Diner with Integrated Appliances
- 2 Double Bedrooms, Bathroom & Downstairs WC
- Gas Central Heating Throughtout
- Private Parking for 2 Cars & Garden Shed
- Close to Village Amenities including a Pub & Butchers

Type: COTTAGE

Availability: FOR SALE

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: ALLOCATED PARKING

Outside Space: PATIO

Tenure: FREEHOLD

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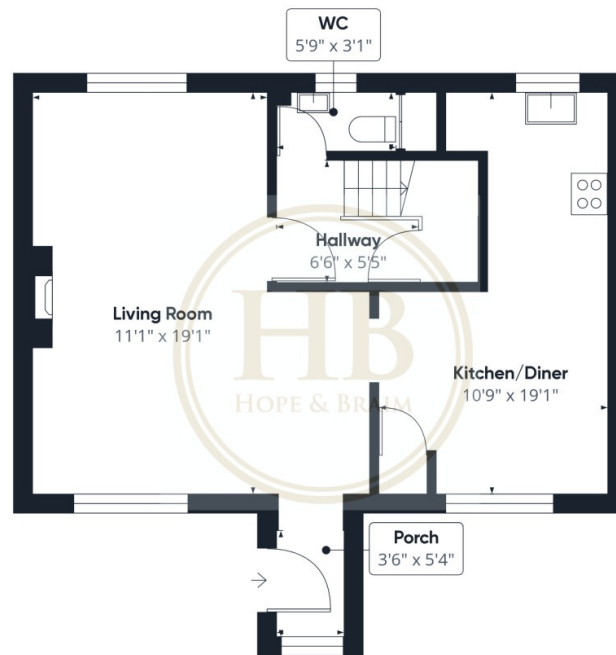
4 CROFT FARM, RUSWARP- 2 bed Cottage -£250,000



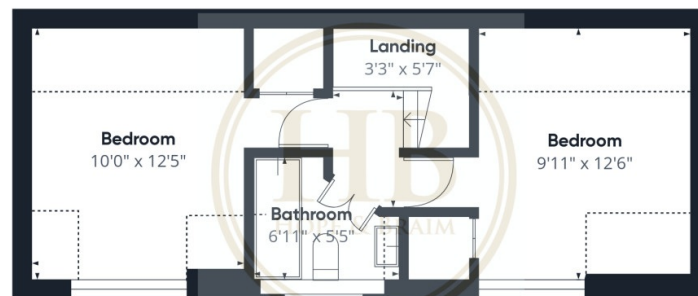
A terraced cottage with spacious interiors and a private patio garden and parking located close to village amenities and only a few miles from the coastal town of Whitby. Built in 2002 this development comprises of four terraced cottages arranged around a gravelled courtyard located on the edge of the village. The cottages all have stone facades fronting onto the High Street with brick elevations to the rear and pan-tiled roofs in keeping with the period homes in the village. Inside there is a spacious lounge with a fireplace to add warmth and there are windows to the front and rear elevations, so the room has plenty of natural light too. Adjoining the lounge is an open plan kitchen/diner comprising a galley kitchen with integrated appliances and a dining space close to the window at the front of the cottage. There is also a downstairs WC and storage under the stairs. Upstairs there are two double bedrooms within the roof space, and both have dormer windows with views, plus there is a small bathroom with a 3-piece bathroom suite, all benefitting from having gas central heating throughout. Outside there is a paved patio garden, a useful garden shed and parking for two cars. These cottages are currently holiday lets making them an attractive buy-to-let investments, as well as being suitable as a permanent residence.



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Floor 0



Floor 1



Approximate total area⁽¹⁾

847.22 ft²

Reduced headroom

89.9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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