



01947 601301



80 RUSWARP LANE,
WHITBY

5 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Beautiful family home with gardens and a garage
- Stunning Kitchen/family room with room for a dining table and sofa
- Lounge with a large bay window and a log burning stove
- 5 bedrooms and a luxury bathroom suite
- Modern gas central heating and double-glazing throughout
- Level gardens with French doors off the kitchen/family room
- Detached garage and gated driveway
- Located between Whitby & Ruswarp with rural views

Type: **SEMI-DETACHED HOUSE**

Availability: **SOLD STC**

Bedrooms: **5**

Bathrooms: **1**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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80 RUSWARP LANE, WHITBY- 5 bed Semi-Detached House -£425,000

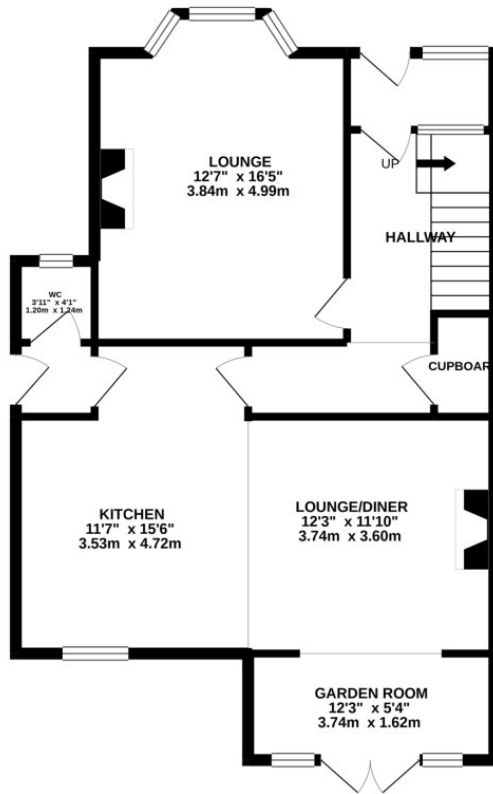


A CHARMING FAMILY RESIDENCE WITH RURAL OUTLOOKS. Located in an enviable position between the historic port of Whitby and the picturesque village of Ruswarp, this delightful five-bedroom family home offers a rare combination of space, character, and tranquillity, all whilst enjoying far-reaching rural views across the surrounding North Yorkshire countryside. The property's particular charm lies in its wonderfully adaptable accommodation. The stunning kitchen/family room forms the true heart of the home, a generous space thoughtfully designed to accommodate family dining and comfortable seating, with French doors opening seamlessly onto the level gardens beyond - perfect for summer entertaining and everyday family life alike. The formal lounge provides a more peaceful retreat, where a handsome bay window floods the room with natural light, and an inviting log burning stove creates a cosy focal point for cooler evenings. Five well-proportioned bedrooms offer flexible accommodation for a growing family or visiting guests, complemented by a luxury bathroom suite finished to exacting standards. Modern comforts include gas central heating and double-glazing throughout, ensuring year-round comfort and efficiency. The level gardens are a particular asset, offering safe play space for children and easy maintenance for busy families, whilst the French doors create that sought-after indoor-outdoor connection. Practical considerations have not been overlooked, with a detached garage providing valuable storage and workshop space, whilst the gated driveway ensures secure off-street parking. This is a home that truly works for family life - spacious yet manageable, characterful yet practical, and blessed with a wonderfully peaceful setting that belies its convenient access to local amenities.

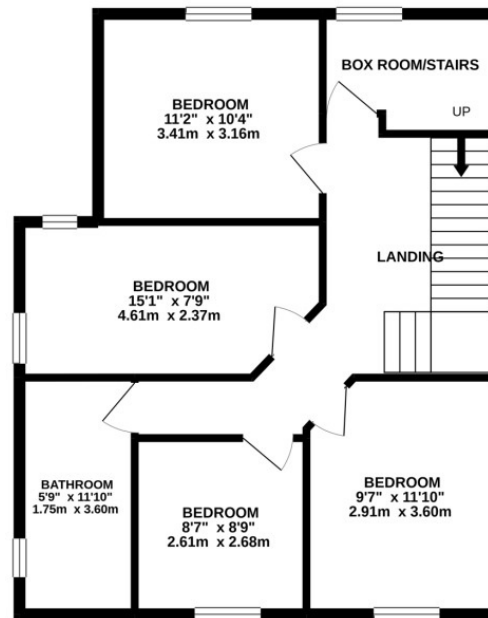


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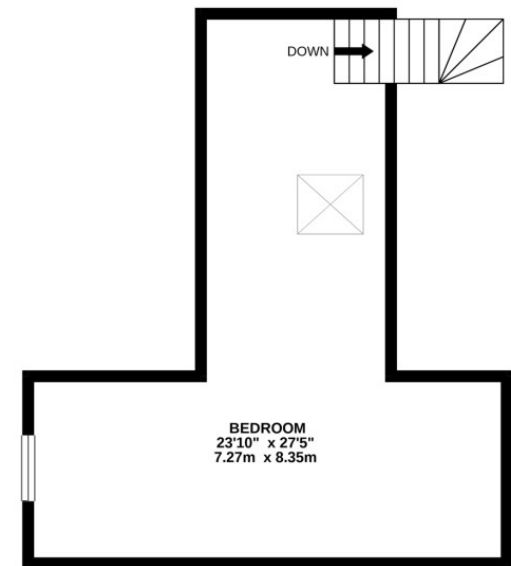
GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.6 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Low energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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