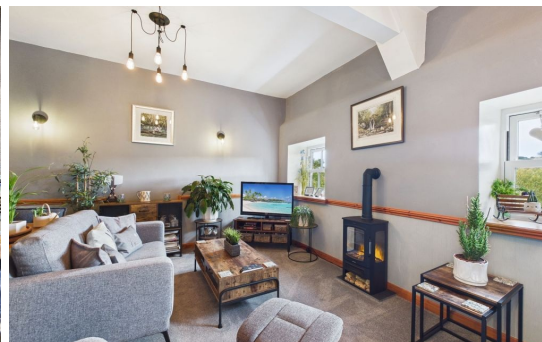




01947 601301

9 MILL COURT, RUSWARP

2 BED APARTMENT



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PROPERTY FEATURES

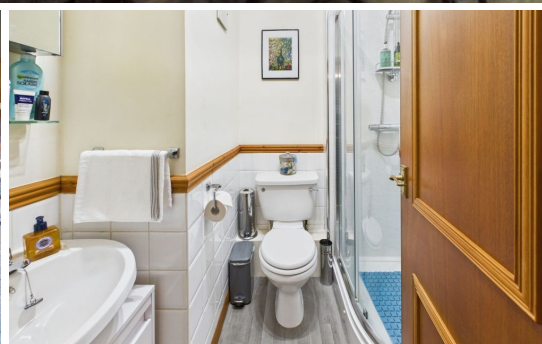
- Apartment within Grade II Listed Converted Mill
- Open Plan Living with River Views
- New Kitchen with Integrated Appliances
- 2 Bedrooms & 2 Bathrooms, including an En-Suite
- Principal Bedroom with Newly Fitted Wardrobes
- Modern Electric Heating & Double-Glazing
- Allocated Parking & Communal Riverside Gardens
- Lease Restriction that prevents Holiday Letting

Type: **APARTMENT**
Availability: **FOR SALE**

Bedrooms: **2**
Bathrooms: **2**
Reception Rooms: **1**
Parking: **ALLOCATED PARKING**
Tenure: **LEASEHOLD**

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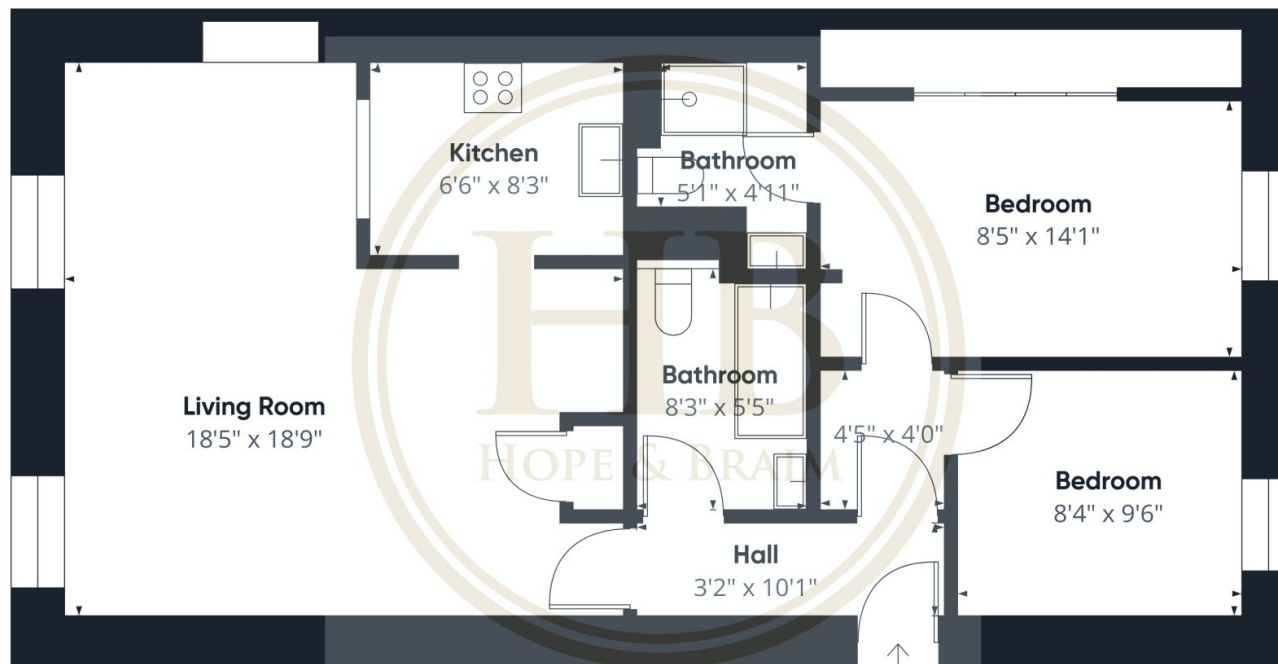
9 MILL COURT, RUSWARP- 2 bed Apartment -£205,000



A Beautifully Appointed Two-Bedroom Apartment within a Grade II Listed Converted Mill Enjoying Stunning River Views in Ruswarp This smart apartment within the prestigious Ruswarp Mill conversion offers sophisticated contemporary living within a building of considerable historical significance. The former mill has been sensitively transformed into desirable residential accommodation, with this apartment being on the second floor that is served by a lift. The heart of the home is a magnificent open-plan living space where windows frame captivating views across the River Esk, creating an ever-changing panorama throughout the seasons. The recently refurbished kitchen features integrated appliances and stylish contemporary finishes, perfectly complementing the apartment's refined aesthetic. The accommodation comprises two well-proportioned bedrooms, with the principal bedroom benefiting from newly fitted wardrobes and a private en-suite bathroom, providing a luxurious retreat. The main bathroom serves the remaining bedroom and guests, maintaining the apartment's exceptional standard throughout. Modern electric heating and double-glazing ensure year-round comfort and energy efficiency, whilst allocated parking and access to beautifully maintained communal riverside gardens enhance the property's considerable appeal. Please note that the lease contains restrictions preventing holiday letting. Ruswarp enjoys a peaceful riverside setting whilst remaining remarkably accessible to Whitby, located just moments away. The village offers its own railway station on the picturesque Esk Valley line, whilst the vibrant harbour town of Whitby, with its celebrated abbey, exceptional dining establishments, and independent shops, lies within easy reach. The spectacular North Yorkshire coastline and the dramatic landscapes of the North York Moors National Park provide endless opportunities for exploration.



9 MILL COURT, RUSWARP- 2 bed Apartment -£205,000

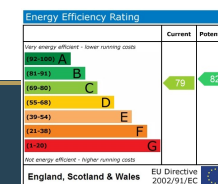


Approximate total area
688 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



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.

