

Ryegate, 58 Ruswarp Lane, Whitby. YO21 1ND

£360,000





















Call A stone built 3 bedroom detached house on Ruswarp Lane with stunning panoramic views across Ruswarp Fields, across to the viaduct and beyond.

This house dating from the late 1920's has a shared garage with the house next door that was built in the 1960's and a large terraced garden with an extra small piece of land at the bottom.

The house has a driveway area for off road parking and a porch to the front. The front door leads into the main hallway with stairs leading up to the first floor and doors leading into the dining room to the front of the house and lounge to the rear. The dining room has a large window to the front overlooking the fields on Ruswarp Lane. there is a feature fireplace, picture rails, coving and built in storage.

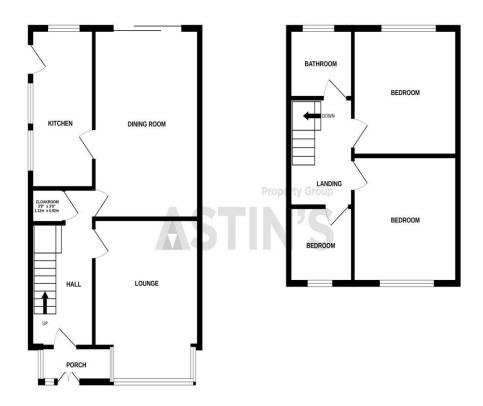
The lounge is at the rear of the house and has large patio doors opening into the garden offering great views and plenty of light all year round. The kitchen leads from the lounge and has a range of built in wall and base cabinets, a combi boiler ,space for a washing machine, dishwasher and fridge freezer. The floor is tiled and the walls are also partially tiled with a window looking again over the rear garden. There is also a door leading out onto the path at the side of the house which leads either to the front of the house or the back.

Upstairs the property has three bedrooms, two doubles and a single and a family bathroom. The double room to the front of the house has built in storage cupboards and a small feature fireplace. The single bedroom at the front has -like the double - great views over the fields on the other side of the road. The second double is at the back of the property and has panoramic views across the fields to the rear again there is some built in storage and a feature fireplace.

Outside, the back garden has a patio and 4/5 terraces linked by stone steps down the hillside. This is the perfect opportunity for someone to redesign the style as most of the flowerbeds have been cleared ready for planting. There are several feature shrubs and bushes on the terraces and areas that could be used for sheds, playhouses or cabins. The added beauty of this plot is that there is an extra piece of land at the bottom which stretches across the bottom of this garden and across the back of next doors. This area has a mixture of trees and is full of wild flowers. It looks over the field below which also has some attractive wild trees.

This property is close to local amenities with The Spar at 4 Lane Ends serving as a petrol station and small supermarket, Lidl is not too far away, local schools are within walking distance for children as is the well known local butchers Jacksons. We think this house has a lot to offer whilst also affording the chance to be creative in the garden and make the place your own. Call us to view and come and look at the views for yourself!

GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measuremen of doors, windows, norms and any other times are approximate and on responsible; is basen for any ensurance 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 quarant as to their operability or efficiency can be given.



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 7854

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(ii) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

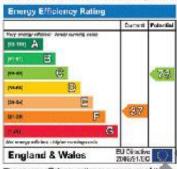
Energy Performance Certificate SAP 17 Any Street. Dealing type: Detached house

17 Any Street, Any Town, County, YY3 5000 Dwelling type: Date of assessment: Date of certificate: Reference number:

Detached house 02 February 2007 [dd mmmm yyyy] 0000 0000 0000 0000 0000

Total floor area 166 m*

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Environmental Impact (CC₂) Rating

Current Potential Potential Impact (CC₂) Rating

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the roung the more energy efficient the home is and the lower the fixel bits will be. The environmental impact rating is a measure of a frame's impact on the environment in terms of carten dicade (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO) amissions and fuel costs of this home

		Gurrent	Potontial
Energy Use		453 kWhiles per year	178 kW hm² per year
Corbon diaxide emissions		få tannes par year	4.9 tonnes per year
Lighting	N 20	E81 per year	£365 per year
Heating	10.40	£1173 peryear	E457 peryser
Hot water		£219 per year	2104 per year

Based on sandardised assumptions about decupancy, heating patterns and geographical location, the above table planteds in relication of how much it will cost to provide lighting, heating and hot water to this home. The first occur or yits, in it is account the cost of fixed and not any associated cervice, maintenance or early inspection, the detricate has been provided for comparative purposes only and enables one name to be compared with a rather flavors check the date the certificate was issued, because fuel prices can increase over time and enables are non-recommensations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

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