

- Detached Three Bedroom House
- Superb Views Across to Ruswarp Fields , Viaduct & Beyond
- Large Terraced Garden with extra small piece of Land



Ryegate , 58 Ruswarp Lane, Whitby. YO21 1ND

£360,000

Property Group
ASTIN'S



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.

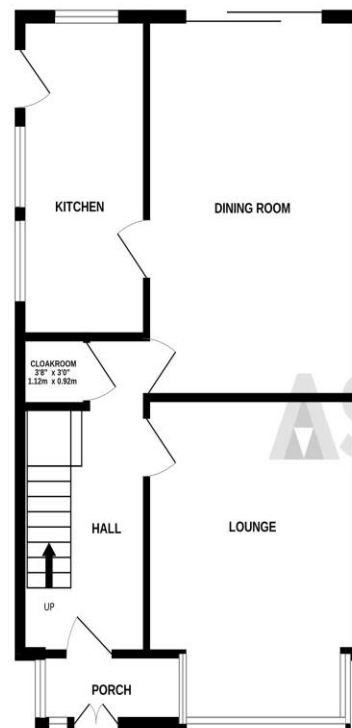
The lounge is at the rear of the house and has large patio doors opening into the garden offering great views and plenty of light all year round. The kitchen leads from the lounge and has a range of built in wall and base cabinets, a combi boiler ,space for a washing machine, dishwasher and fridge freezer. 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.

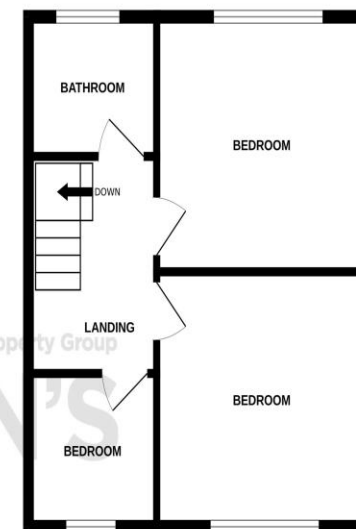
Outside, the back garden has a patio and 4/5 terraces linked by stone steps down the hillside. This is the perfect opportunity for someone to redesign the style as most of the flowerbeds have been cleared ready for planting. There are several feature shrubs and bushes on the terraces and areas that could 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

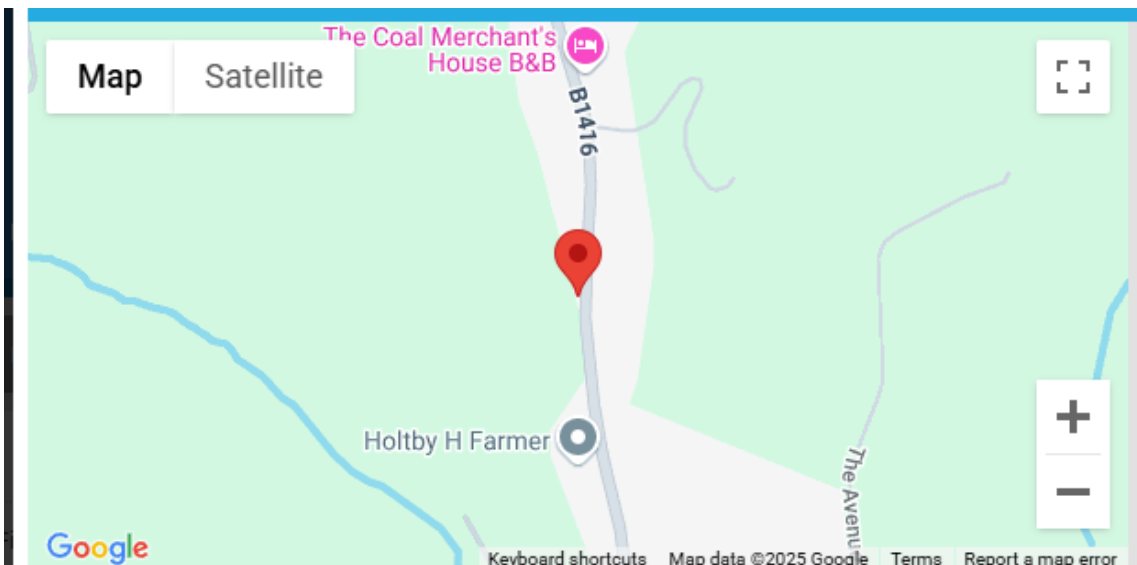


1ST FLOOR



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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

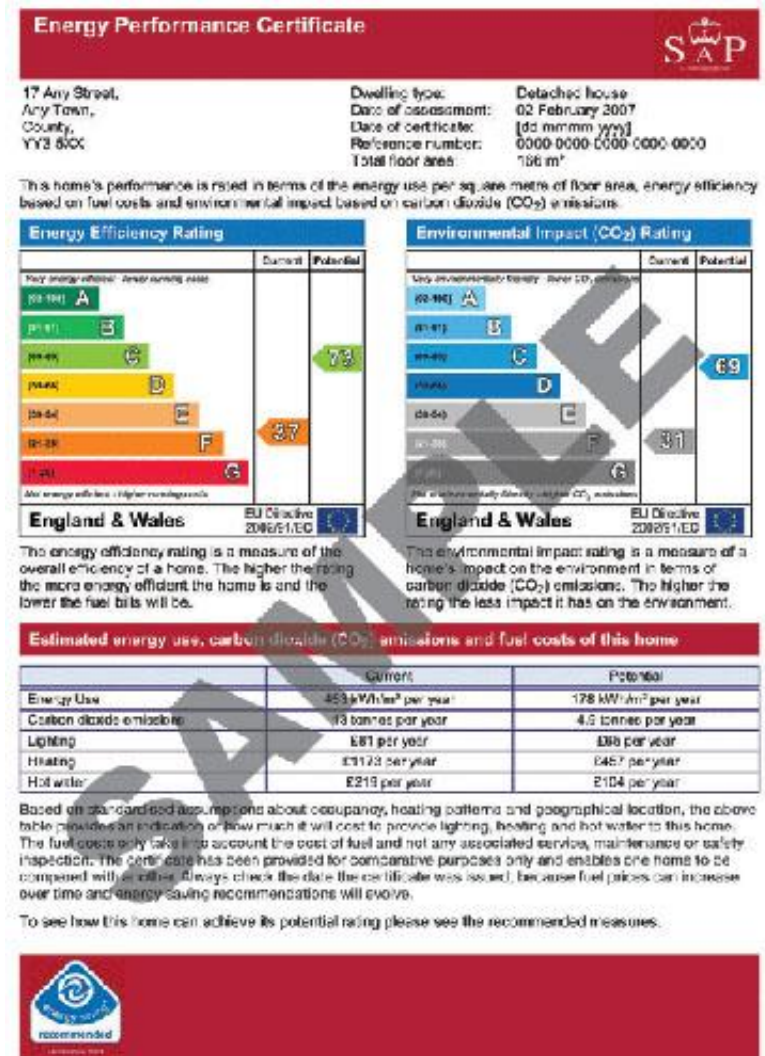
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Astin's

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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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