



## 5 GHYLL BROW, GLAISDALE

Lealholm 1 mile

Egton 2 miles

Whitby 11 miles

Distances are approximate



**A 2 BEDROOM, SEMI-DETACHED HOUSE SET IN A CUL-DE-SAC ON THE EDGE OF GLAISDALE VILLAGE IN THE HEART OF THE NATIONAL PARK. RIPE FOR UPGRADING THIS HOUSE HAS GARDENS TO THE FRONT AND REAR.**

Entrance Hallway, Living Room, Kitchen, Utility, Larder. 2 Double Bedrooms, Shower Room.  
Gardens to front and rear. Shed & Greenhouse.

**Guide Price: £165,000**

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## PARTICULARS OF SALE

No.5 Ghyll Brow is a semi-detached house in a pebble dash finish set under a clay-tiled roof and probably dates from the late 1950's. The property has been modernised over the years with improvements including hardwood framed double glazing and electric storage heating.

From the front garden the path leads up to part-glazed entrance door which opens into...

**Entrance Hallway:** with a window to the front, staircase rising to the first floor and internal doors to both the kitchen and...



**Living Room:** with double-glazed windows to both the front and rear, the sitting room has an open fire place with a tiled hearth and surround with a back boiler.



**Kitchen:** a simple arrangement with a double-glazed window and half glazed door to the rear garden plus further internal doors to a larder, the utility and a useful understairs cupboard. The kitchen has a stainless steel sink set in a single base kitchen unit and an electric cooker point.

**Larder:** with a window to the rear.

**Utility:** A separate room from the kitchen with shelving and a small worktop. A double glazed window and half glazed door open to the front garden.

## First Floor

The staircase rises from the entrance hallway to a galleried landing with a window to the rear and a hatch giving access to the loft void. From here doors open to...



**Bedroom 1:** double bedroom with windows to the front and rear.



**Bedroom 2:** a smaller double bedroom with window facing to the front and a door to a recessed airing cupboard with a hot water cylinder.



**Shower Room:** with a window to the rear, the shower room has part laminate walling and part tiled walls and is fitted with a modern white suite comprising a low flush WC, pedestal wash basin and a large shower tray with glazed screen and thermostatic shower fitment.



**Outside**

To the front of the house is a tapering garden with a central path and borders planted with flowers and shrubs. A path lies to the side of the house with a small wooden shed and a concrete coal bunker.

Having a corner plot, the rear garden fans out and includes paths and vegetable beds and a small wooden greenhouse. The garden is well fenced and backs onto a common garth or allotment with poultry sheds, outside the boundary of the property.



**GENERAL REMARKS & STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Services:** The property is connected to mains supplies of water, electricity and to mains drainage. The property has electric storage heaters and an open fire with a back boiler plus an immersion heater.

**Council Tax:** Band 'B' approx. £1,881 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

**Tenure:** Freehold. Covenants prevent the property being used for business use, including holiday letting.



**Directions:** Glaisdale lies on the south side of the Esk Valley in the heart of the National Park, well signed from the A171 running between Whitby and Guisborough. Ghyll Brow lies on the west end of the village by the road leading towards Lealholm and No.5 is marked by our for sale board in the bottom left corner of the cul-de-sac. See location plan.



**Post Code:** YO21 2PT.

**IMPORTANT NOTICE**

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		19   C
55-68	D		
39-54	E		
21-38	F	28   F	
1-20	G		



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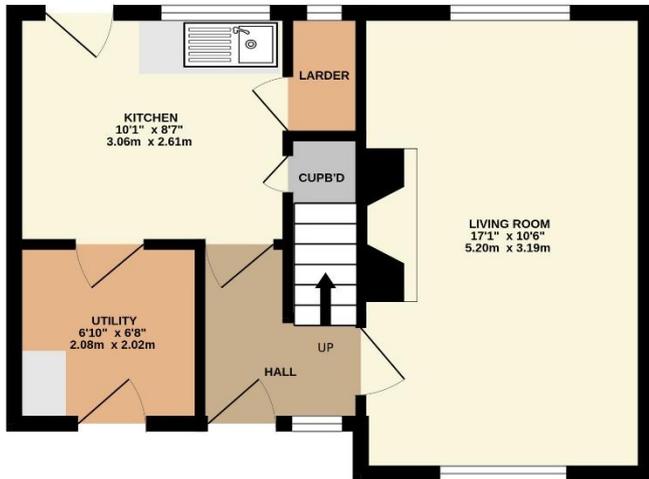
Chartered Surveyors

Auctioneers

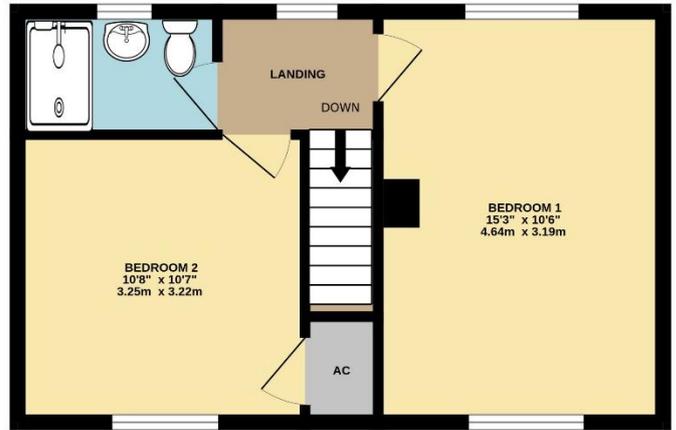
Valuers

Estate Agents

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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