

RICHARDSON & SMITH

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“SULLY COTTAGE” 15 HIGH STREET, RUSWARP, YO21 1NH

Whitby approximately 1/2 mile



A DELIGHTFUL 2 BEDROOM, GRADE II LISTED, MID-TERRACE COTTAGE JUST OUTSIDE WHITBY. BEAUTIFULLY QUAIN'T THROUGHOUT, WITH SMALL GARDEN TO THE FRONT AND DELIGHTFUL SUNNY PAVED YARD TO REAR, THIS WOULD BE THE PERFECT HOLIDAY HOME

Accommodation:

Open Plan Lounge And Kitchen, Shower Room.
First Floor: Landing, 2 Bedrooms, Attic Room.
Front Garden, Enclosed Rear Yard

OFFERS ON: £209,950

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PARTICULARS OF SALE

If you are looking for an idyllic cottage which oozes charm, then this property should be high on your list. Located in the beautiful village of Ruswarp, and boasting a pretty rear paved yard, viewing of this wonderful property is a must. This cottage has been used in previous existence as a popular holiday let and would no doubt prove extremely popular, but if you are just looking for a stunning second home, a little permanent home or a long term rental investment, this is the perfect choice. With a renowned local butchers, small village store and excellent village pub, plus lots of other amenities, Ruswarp is a great choice if you are wanting to avoid the hustle and bustle of the centre of Whitby.

Approached from the front, steps lead up a paved path and on to the solid wood front door which opens into...



Open Plan Lounge Kitchen/ Dining Area

Lounge Dining Area: With open beamed ceiling, laminated floor and secondary glazing to the front window. There is a central fireplace with inset coal effect gas fire, cupboard to the side within which is the central heating boiler and radiator. There is an under-stairs cupboard and door to the staircase to the first floor.



Kitchen Area: Having Shaker style units comprising base units and wall cupboards with Beech working surfaces. There is an inset stainless steel sink unit, ceramic hob, integral electric oven and automatic washing machine and dishwasher. There are tiled splashbacks, tiling to the floor and uPVC door to the rear yard. A side lobby leads around to the...

Shower Room: Having a white suite comprising w.c, hand basin with vanity unit and large walk-in thermostatic shower. There is tiling to the floor and a chrome heated towel rail.

First Floor:

From the dining area a staircase rises to a landing, with panelled doors opening to...

Bedroom 1: To the front of the house, a generous double room with dormer window, again with secondary glazing, and inbuilt cupboard.

Bedroom 2: To the rear, a small double bedroom, having a large uPVC double glazed dormer window looking across the rear yard.



Off the landing is a steep set of stairs that rise up to...

Attic Room: A very useful overflow room ideal for storage.

Externally

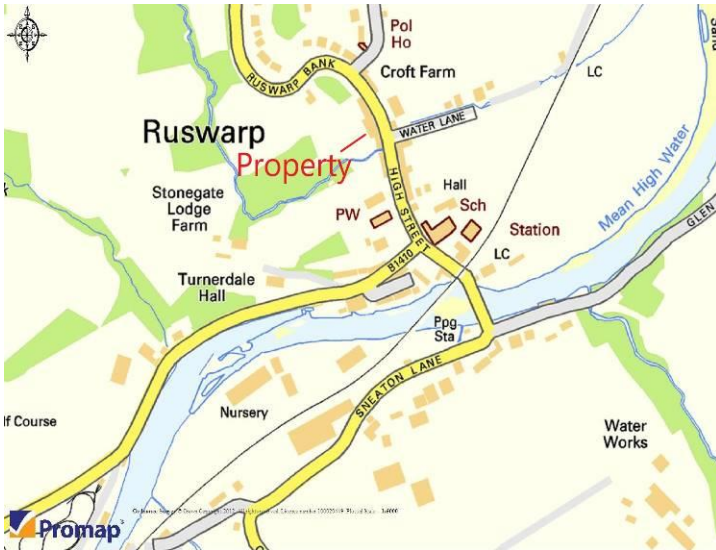
To the front of the property lies a level garden area with hedging to the side and enjoying a delightful mix of plants and herbs.

To the rear of the cottages is a generous south westerly facing paved yard with small covered seating area.



GENERAL REMARKS AND STIPULATIONS

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Directions: From Whitby as you drop down into the village of Ruswarp the property is situated on the right hand side opposite the Old Hall.

Services: The property is understood to be connected to mains water, electricity and drainage.

Council Tax: Band 'B' North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 1NH

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.



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