



# RICHARDSON & SMITH

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## THE SNUG, 25 HIGH TERRACE, GLAISDALE

Lealholm 1½ miles

Whitby 10 miles

Guisborough 16 miles

Distances are approximate



**A COSY 1 BEDROOM STONEBUILT TERRACED COTTAGE SET IN THE CENTRE OF THIS POPULAR MOORLAND VILLAGE OVERLOOKING THE MID-ESK VALLEY IN THE HEART OF THE NORTH YORK MOORS NATIONAL PARK.**

Open Plan Living Kitchen. Bedroom and En-Suite Bathroom.  
Patio to rear with 3 stores.

**Offers on: £165,000**



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### **PARTICULARS OF SALE**

Lying in a mid-terrace position in the heart of Glaisdale village, The Snug is a cosy bolt-hole cottage. Dating from the late 19<sup>th</sup> century, this stone cottage has been refurbished and modernised in the recent past with stylish décor and presentation.

This makes an ideal getaway destination, ideal as a second home or for holiday letting and available to include the contents.

From the pavement a part glazed insulated entrance door opens directly into ...

**Living Room:** Covering the whole of the ground floor of the cottage, the open plan living room has a seating area at the front with a double glazed window. The focal point is an open fire with tiled surround and painted mantel, further character comes from the beamed ceiling.

The kitchen lies to the rear of the room and has a half glazed door out to the patio / yard as well as a narrow window to the side. The kitchen is fitted with a range of cabinets including a peninsular breakfast bar that effectively divides the room. The kitchen includes an integral electric oven and hob, stainless steel sink unit and space for an undercounter fridge.



The living area has fitted carpet including inset coconut matting for muddy boots. The kitchen area has laminate flooring.

### **1st Floor**

The staircase rises from the living room up to a landing where a door opens into ...

**Bedroom:** The only bedroom has a double glazed window to the front and a recessed cupboard over the stairs for storage. Central and bedhead lighting.





A connecting door leads through to the bathroom and a hatch gives access to the roof void.



**En-Suite Bathroom:** Having a recently updated 3 piece white bathroom suite comprising a panel bath with shower over, pedestal wash hand basin and low flush WC. There is a window to the rear giving valley views from the bath and an airing cupboard containing the hot water tank.



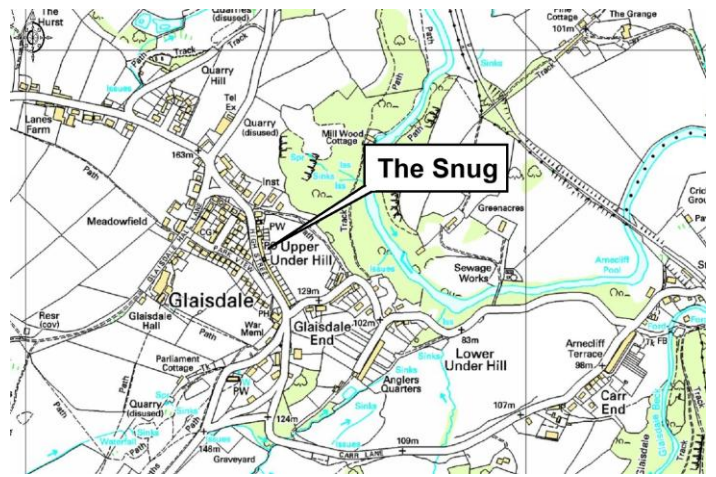
**Outside**

To the rear of the property, there is a paved yard with 3 stores, the stone paved yard is terraced and offers elevated views over the field behind and across the valley.



**GENERAL REMARKS & STIPULATIONS**

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



**Directions:** From Whitby, drive out of town heading towards Guisborough on the A171. Take the turn into Egton and take the right turn signposted Glaisdale just before the Wheatsheaf Inn. Entering Glaisdale follow the road through to the upper village where you will find The Snug in the terrace just above the village shops.

**Services:** The property is connected to metered mains supplies of water and electricity, as well as to mains drainage. The property has electric heaters.

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

**Post Code:** YO21 2PN

**Tenure:** Freehold



**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.



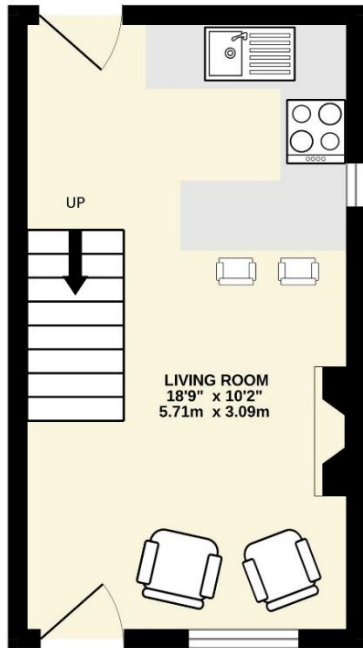
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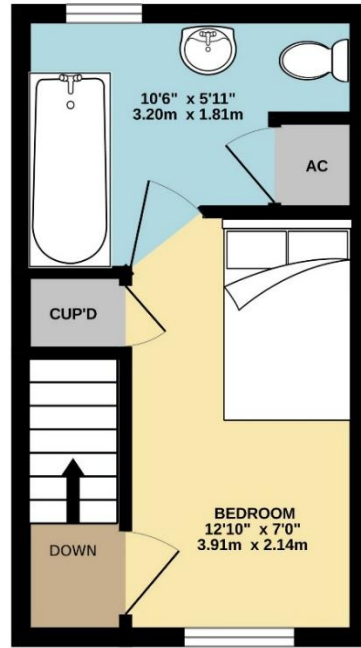
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GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR

