



# RICHARDSON & SMITH

Chartered Surveyors

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## SOUTH VIEW, SLEDGATES, FYLINGTHORPE

*Robin Hoods Bay 1 mile*

*Whitby 7 miles  
(Distances are approximate)*

*Scarborough 15 miles*



**A DETACHED 3 BEDROOM HOUSE SET IN AN ELEVATED POSITION WITHIN A GOOD-SIZED PLOT COMMANDING LONG VIEWS OVER OPEN FIELDS DOWN TOWARDS THE SEA AND UP TOWARDS THE MOORS. REQUIRING SOME UPDATING THIS IS A HOUSE WITH HUGE POTENTIAL.**

Entrance Porch, Hall, Sitting Room, Living Room, Kitchen, Utility and WC Cloakroom.  
1<sup>st</sup> Floor: 2 Double Bedrooms, Single Bedroom, Box Room, WC Cloakroom and Shower Room  
Garage and driveway with parking. Gardens to front and rear. Shed & Greenhouse.

**Guide Price: £480,000**

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## PARTICULARS OF SALE

Built on a spacious plot, being one of three larger detached houses on the south side of Sledgates, on the edge of Fylingthorpe village, South View is a handsome, detached house that will date from the 1950s. Built in conventional style with brick walls and an interlocking concrete tile roof, the property has been updated with uPVC double glazing.

The front of the house looks south over the main garden and therefore the property is approached from the rear, where a driveway leads up from the road. The house stands on a little ridge within the plot, giving elevated aspect to both the front and rear. From the driveway a path leads to...

**Rear Porch:** with uPVC double glazed doors and windows, set on a brick base with a polycarbonate roof and a tiled floor. A half glazed inner door and screen leads into ...

**Hallway:** L-shaped, the hallway houses the cupboard with the electricity meter and upgraded consumer unit.

**WC Cloakroom:** with low flush WC and window to the rear.

**Utility:** With a half-glazed door and a window to the rear, the utility has a single kitchen base cabinet with a stainless steel sink unit and a door to a coal storage cupboard with a further window to the rear.

**Kitchen:** having 2 windows facing to the rear and inset spotlighting, the kitchen is fitted with a simple suite of pale oak faced units at base and wall level with laminate worktops. Fittings include a stainless steel sink unit, electric oven and hob with concealed extractor cooker hood. A door links through to ...

**Inner Hallway:** housing the staircase with a storage cupboard beneath, the inner hallway formerly had a screen to a front porch, but the screen has since been removed and now the two areas run together, with a half glazed door and 2 side windows facing into the front garden. A door opens into ...



**Lounge:** With a square bay window facing south looking into the front garden, the lounge has an open fireplace with a brick surround and a tiled hearth which extends to from a brick pediment to the side for the television.

**Living Room:** Also with a square bay window facing south on the gardens, the living room offers space for both sitting and dining. The room has a stone fireplace with a tiled hearth and a modern multi-fuel cast iron log stove.



## 1<sup>st</sup> Floor

The staircase rises from the inner hallway to a galleried landing with a window facing to the front, overlooking the gardens and the countryside beyond towards the sea and cliffs at Ravenscar. A hatch gives access to the loft void and doors open to ....



**Bedroom 1:** A large double bedroom with window to the south and wash hand basin.

**Shower Room:** Formerly a bathroom, the suite has been updated to include a quadrant shower cubicle with Mira shower fitment and a wash hand basin. A window faces to the rear overlooking the back garden. This room also houses the airing cupboard with a hot water cylinder and linen storage shelving.



**Bedroom 2:** The second bedroom is also a large double with window facing south over the gardens towards the coast at Ravenscar.



**Bedroom 3:** A twin bedroom or small double, with window facing to the rear.

**Separate WC:** With a greenish coloured low flush WC and a window to the rear.

**Box Room:** A small storage room, too small to be a bedroom, with a window facing to the rear and a built-in shelved storage cupboard.

**Externally**

The rear garden has a hedge facing onto the pavement with a sloping tarmacked driveway up to the house. A gravelled area lies off the driveway, to allow for additional parking and turning. The rear garden slopes down from the house to the road and has a path running parallel to the driveway. It is planted with a number of shrubs and bushes and there is a small, brick-paved, terraced seating area just by the entrance porch.

**Garage:** The property has a brick built single garage, with a fibre-cement corrugated sheet roof, adjoining the west side of the house with a door and a window to the front, a further door and an up and over garage door facing to the rear, opening onto the driveway.



The majority of the garden lies on the south side of the house, where the plot widens, and this also slopes away from the front of the property, but more gently than the rear garden. The garden includes a dilapidated wooden shed and store, a domestic aluminium framed greenhouse and a series of concrete edged beds that were presumably once cold frames. It is laid into 3 sections:

- The section furthest from the house has been a vegetable garden, but is now a little overgrown with bracken, and is bounded by a wire fence that separates it from the adjacent field;
- The middle section is a little orchard with a few fruit trees;
- The remainder, the largest section, is mainly lawn and a number of established hedges, bushes and shrubs, running back up to the house.

**IMPORTANT NOTICE**

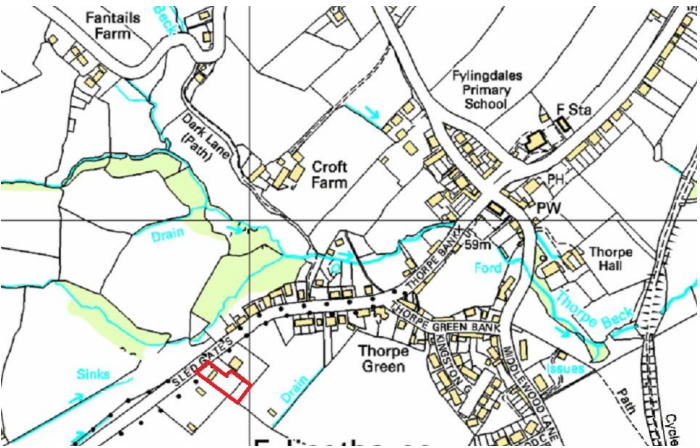
*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that 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.*

**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.



**Directions:** From Whitby head towards Scarborough on the A171. Drive through Hawsker and High Normanby, turning left where sign posted to Fylingthorpe and Robin Hoods Bay. As you drive down into the village past the S bends, South View is the second property on your right hand side as you enter the built-up part of the village, marked by the Richardson & Smith 'For Sale' sign.



**Services:** The property is connected to mains water and electricity supplies, and to mains sewerage. The property has electric storage heaters and an immersion heater for hot water. There are also open fires and a small multi-fuel stove in the 2 reception rooms.

**Council Tax:** The house is assessed as band 'F' £3,493 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

**Planning:** North York Moors National Park: Tel 01439 770657

**Post Code:** YO22 4TZ

**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		36 F
1-20	G		





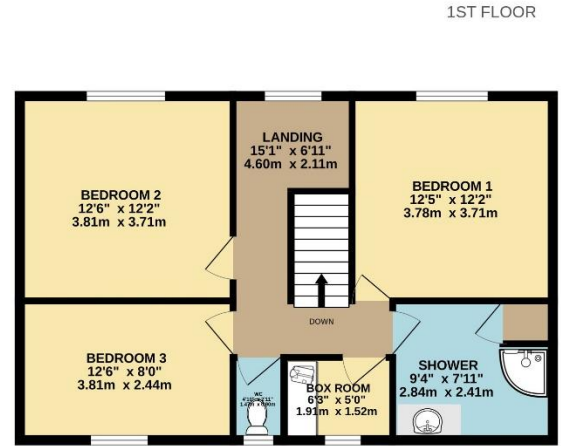
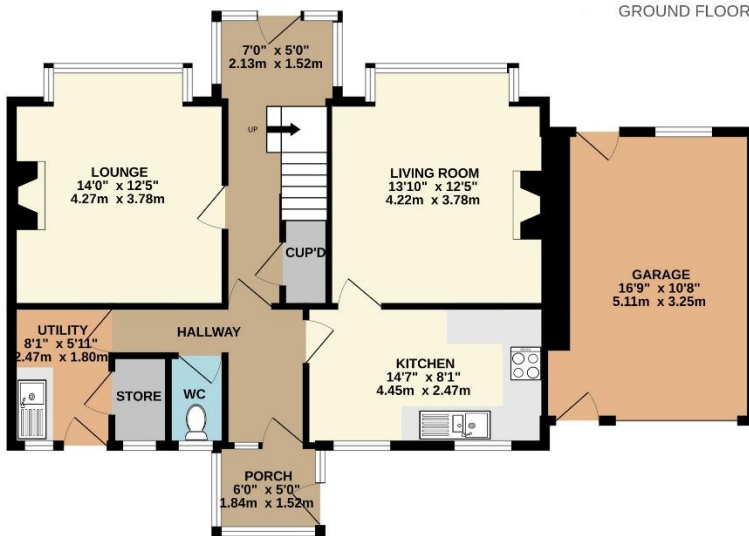
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TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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