



## 34 ROSEDALE LANE, PORT MULGRAVE

Hinderwell ½ mile

Staithes 1 mile

Whitby 10 miles

Loftus 7 miles

Distances are approximate



**AN EXTENDED 3 BEDROOM, SEMI-DETACHED BUNGALOW IN NEED OF SOME MODERNISATION AND UPGRADING. SET JUST IN FROM THE COAST AND OFF BUSY MAIN ROADS, THIS SPACIOUS PROPERTY LOOKS OUT ON OPEN FIELDS TO THE FRONT AND REAR.**

Entrance Lobby & Hallway, Lounge, Dining Area, Kitchen and Garden Room.

3 Double Bedrooms, House Bathroom.

Gardens to front and rear. Single Garage.

**Guide Price: £225,000**

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## PARTICULARS OF SALE

Built in the early 1970s of brick under a tiled roof, this spacious semi-detached bungalow was extended to the rear to provide an extra bedroom/study and a garden room in around 1978/9 and has recently been fitted with new double glazing. The property has been in the same family for decades and is now ripe for modernising and refurbishment.

From the path at the front an insulated door with an adjacent screen opens into a lobby from where an inner door and screen open through into a spacious hallway. From here doors open to:



Bedroom 1 – a spacious double bedroom with window facing onto the front garden.



Bedroom 2 – another spacious double bedroom with window facing over the rear garden onto the fields behind.



Bathroom – fitted with a simple white suite comprising a panel bath with shower over, pedestal wash basin and low flush WC. Window to the rear.



Lounge – the main reception space for the property includes a lounge with a broad window facing to the front and a stone fireplace. An archway from here opens into a dining area, forming an L shape with an internal window facing into the garden room and connecting doors to the kitchen and ...



Bedroom 3 / Study – another double bedroom sized room with a window looking out over the fields to the rear.



Kitchen – fitted with its original units with bright yellow doors, the kitchen houses the airing cupboard with hot water cylinder and has a window looking out over the rear garden. A part glazed door connects to ...



Garden Room – with a window to the rear and sliding patio doors opening out into the garden, the garden room faces south and east and has a skylight for extra natural brightness.

**Outside**

The house has a lawned garden to the front with trees and shrubs and a low white wooden fence. The driveway sweeps down from the road offering off street parking for perhaps 2 vehicles and leading up to the garage, situated on the northern end of the building.



The single garage has a modern up and over door and a window to the side. There is electric light and power. A hatch in the garage roof gives access to the roof void.

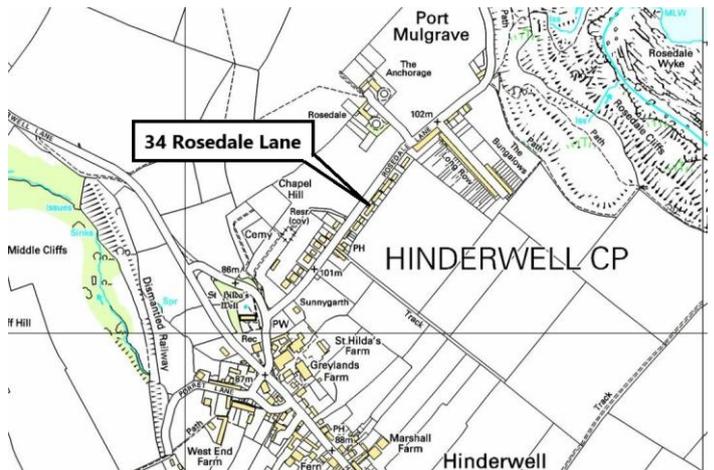
A path leads down the side of the house to the narrow back garden which widens where there is a small patio area outside the sliding doors from the garden room. The garden is lawned with flowering borders and has a hedge to the rear where the property backs onto open fields of pasture.

**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 north along the coast road passing through Sandsend and Lythe and continuing on towards Saltburn, until you reach Hinderwell. Drive along the main road, passing the village butchers shop and the two pubs, taking the next turn on your right, where signed to Port Mulgrave. The lane approaching Port Mulgrave from Hinderwell is Rosedale Lane and no.34 lies on your right hand side opposite opens fields on your left. See location plan.

**Services:** The property is connected to mains supplies of water, electricity and to mains drainage. The property has electric storage heaters and a hot water cylinder with immersion heater.

**Council Tax:** Band 'C' approx. £2,150 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

**Post Code:** TS13 5LB

**Tenure:** Freehold

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





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