



# RICHARDSON & SMITH

Chartered Surveyors

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Estate Agents

## HODGELANDS 23b MEADOWFIELDS, SANDSEND

*Whitby approx. 3 miles*



**A SPACIOUS MODERN 4 BEDROOM HOME, IN ONE OF THE FINEST COASTAL VILLAGES.  
JUST A SHORT WALK FROM THE BEACH AND AFFORDING LOVELY OPEN VIEWS WITH  
THE SEA BEYOND.**

**WITH PARKING FOR TWO VEHICLES, LOW MAINTENANCE GARDENS AND OFFERED WITH  
VACANT POSSESSION, THIS IS A PROPERTY TO VIEW.**

Accommodation:

Ground Floor: Entrance Hallway, W.C, Living Room, Dining Kitchen, Utility  
First Floor: 3 Double Bedrooms, one with en-suite bathroom, 1 Small Double Room, Bathroom  
Gardens and Parking for 2 Vehicles

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## **PARTICULARS OF SALE**

Hodgelands is a spacious detached home sleeping 8, just a short walk from the sandy beach, recently crowned by the Times as the best in the North of England. This house benefits from gas central heating, a log burner and offers lovely views over green fields to the sea. It also has are two parking spaces and gardens that require very little maintenance. Just a short walk from pubs, cafes, shops and restaurants and has bus connections to Whitby and surrounding villages, this property would make a fantastic home of any description.

The accommodation comprises:

**Entrance Hall:** A wide, open and welcoming space with staircase to the first floor, ground floor w.c, double doors into the dining area and door in to the....

**Lounge:** A spacious through room, being over 25 ft in length, with feature brick fireplace and wood burning stove. There is engineered wood flooring and bi-folding doors out to the front. Views over the fields with the sea beyond.



### **Open Plan Kitchen Diner:**

**Dining Area:** With two large bi-folding windows overlooking the fields to the sea, and again having polished engineered wood flooring all opening into the .....



**Kitchen Area;** Fitted with a suite of attractive cream base cabinets and wall cabinets with tiled splash backs, large range cooker with stainless steel extractor hood included in the sale, and having integral appliances, including dishwasher and fridge freezer. There are granite working surfaces and 1½ bowl stainless steel sink area.



**Utility room:** With basic units with in which there is plumbing for a washer and dryer, stainless steel sink unit and the Baxi gas fired central heating unit. There is a window to the rear and side door to the garden.



### **First Floor**

#### **Landing:**



**Master Bedroom:** With dormer window affording beautiful views over the open fields and onwards to the sea.

**En-Suite Shower Room:** With walk-in shower, wash basin with vanity cupboards and WC. There is a Velux window and partial tiling to the walls



**Small Double Bedroom:** A double bedroom again with dormer window to the front.

**Double Bedroom:** Again to the front with dormer window.



**Twin Bedroom:** A double room to the rear with Velux roof light

**House Bathroom:** Having a white suite comprising pedestal hand basin, WC and bath with shower attachment. There is partial tiling to the walls and a Velux roof light.



**Outside**

Outside there is gravelled driveway parking with reserved spaces for two car and a front gravelled garden for low maintenance with paved patio and summer house included in the sale.



**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.

**Directions:** From Whitby take the A171 coast road into Sandsend, turning left on Meadowfields (opposite the café), continuing up the hill, The property is situated on the left as you approach the steep track being accessed through a gravelled drive with the parking through the gate.



**Services:** The property is understood to be connected to mains water, gas, sewage and electricity and benefits from gas central heating.

**Council Tax Banding:** The property is currently by North Yorkshire Council (Tel 01723 232323) in tax band E

**Tenure:** Freehold

**Post Code:** YO21 3SX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		



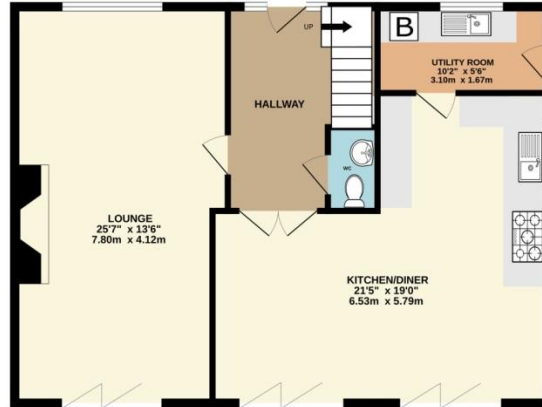
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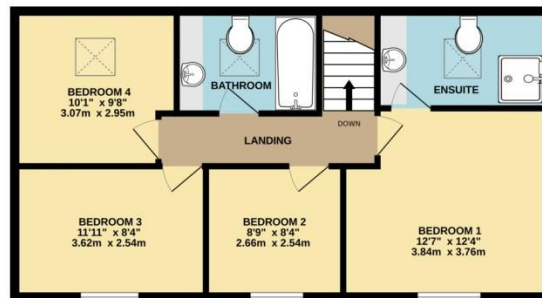
Valuers

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GROUND FLOOR  
837 sq.ft. (77.7 sq.m.) approx.

1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## **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.*

