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ESTABLISHED 1860

4 RUSWARP LANE

WHITBY

A large and well-proportioned detached bungalow with versatile accommodation, set upon a generous plot located within a convenient position on the edge of Whitby.

Over 1,600 square feet of accommodation.
Entrance vestibule – sitting room – dining room – living room/snug – study - kitchen.
Master bedroom with en-suite shower room – two further double bedrooms – house bathroom
Easy to care for grounds to the front and rear
Ample parking and integral garage.

NO ONWARD CHAIN

GUIDE PRICE £390,000

ISO 9001 CERTIFIED ORGANISATION
URS United Registrar of Systems Cert No. 1745
UKAS QUALITY MANAGEMENT 013-A

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RICS

An extremely substantial detached bungalow, providing spacious and well-proportioned accommodation, generous grounds and ample parking, situated in a convenient edge of town location, only three quarters of a mile from the centre.

4 Ruswarp Lane comprises a mature, individual bungalow which is believed to sit on one of the larger plots on the eastern side of Ruswarp Lane. The property offers a versatile layout of rooms which now require a gentle scheme of updating but which offer the potential to create a comfortable and spacious home. The property provides 1,664 square feet of accommodation which briefly comprises the following. Side entrance lobby with access through to an integral garage, breakfast kitchen fitted with a modern range of units, central dining room opening throughout into a large front facing living room with an adjoining snug and separate study. There is a further entrance porch to the front. Inner hallway leading through to the rear of the property, with access to a bathroom, two double bedrooms and an especially generously proportioned master bedroom with ensuite shower room. Fully double glazed throughout with a modern gas fired central heating system.

Easy to care for hard landscaped grounds lie to the front along with driveway parking and access to the integral single garage. At the rear is a sheltered lawned garden with large glasshouse and useful storage to be found in the under croft of the property.

LOCATION

4 Ruswarp Lane situated on the southwest edge of the town, making it extremely convenient for secondary and primary schooling and a range of shops within easy walking distance. Whitby is a popular and picturesque seaside town with both a strong maritime and literary history. Today Whitby is a fascinating mix of eclectic shops and high-quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park.

ACCOMMODATION COMPRISES

ENTRANCE PORCH
uPVC front door with an inset stained-glass pane, set under a brick porch.

LIVING ROOM
5.16 m (16'11'') x 5.14 m (16'10'')
Window to the front elevation. Electric fire set within a carved timber fireplace with marble effect hearth. Pair of arched fireside fitted alcoves with wall lights. Radiator. Television point. Coving. Arched opening through to.

DINING ROOM
3.90 m(12'11'') x 3.90 m(12'11'')
Radiator. Coving. Wall light. Glass and timber internal wall.

SNUG
5.67 m (18'7'') x 2.71 m (8'11'')
Window to the side. Radiator. Gas fire set within a carved timber fireplace. Coving.

STUDY
3.27 m (10'9'') x 2.00 m (6'7'')
Window to the side. Radiator.

KITCHEN
4.60 m (15'1'') x 2.91 m (9'7'')
Range of fitted base and units incorporating a one and a half bowl stainless steel sink unit. Tiled splashbacks. Integrated gas oven. Induction hob with extractor hood overhead. Extractor fan. Window to the side. Washing machine point. Door to the side lobby.

SIDE LOBBY
Outside door to the side. Internal door to the garage.

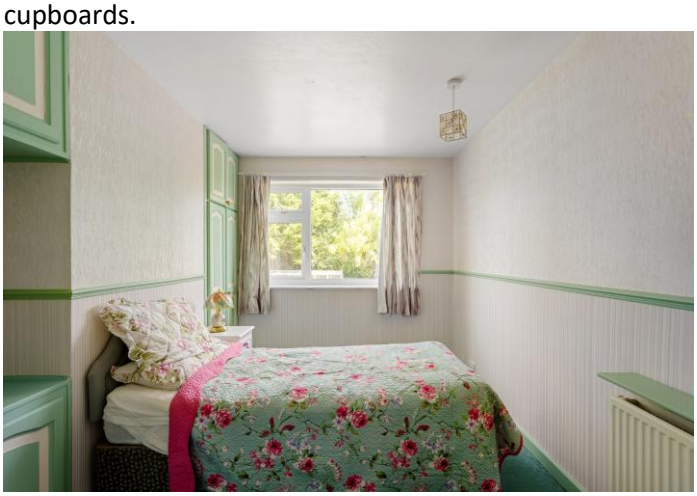
INTEGRAL GARAGE
5.00 m (16’5”) x 2.83 m (9’3”)
Roller shutter door. Electric meter. Electric light and power.

INNER HALL
Airing cupboard housing the gas fired central heating boiler. Large, fitted linen cupboard. Loft inspection hatch. The loft is substantial with a window to one ned and potential to be used to enlarge the already sizable accommodation into (subject to all necessary consents).

BEDROOM ONE
4.54 m (14'11'') x 4.23 m (13'12')
Window to the rear. Radiator. Wall light.

EN-SUITE SHOWER ROOM
2.80 m (9'18'') max x 1.81 m(5'9”) max
Shower with tiled surround. Pedestal wash hand basin. Low flush WC. Window to the side. Radiator.

BEDROOM TWO
3.54 m (11'4'') x 3.00 m(9'10'')
Window to the rear. Radiator. Fitted wardrobes and cupboards.



BEDROOM THREE
3.54 m (11'4'') x 3.33 m (10'11'')
Window to the rear. Radiator. Fitted wardrobes.

BATHROOM
2.15 m (7'11'') x 2.00 m(6'7'')
Bath with tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Extractor fan. Window to the side. Electric light and shaver point. Tiled floor. Heated ladder towel rail.

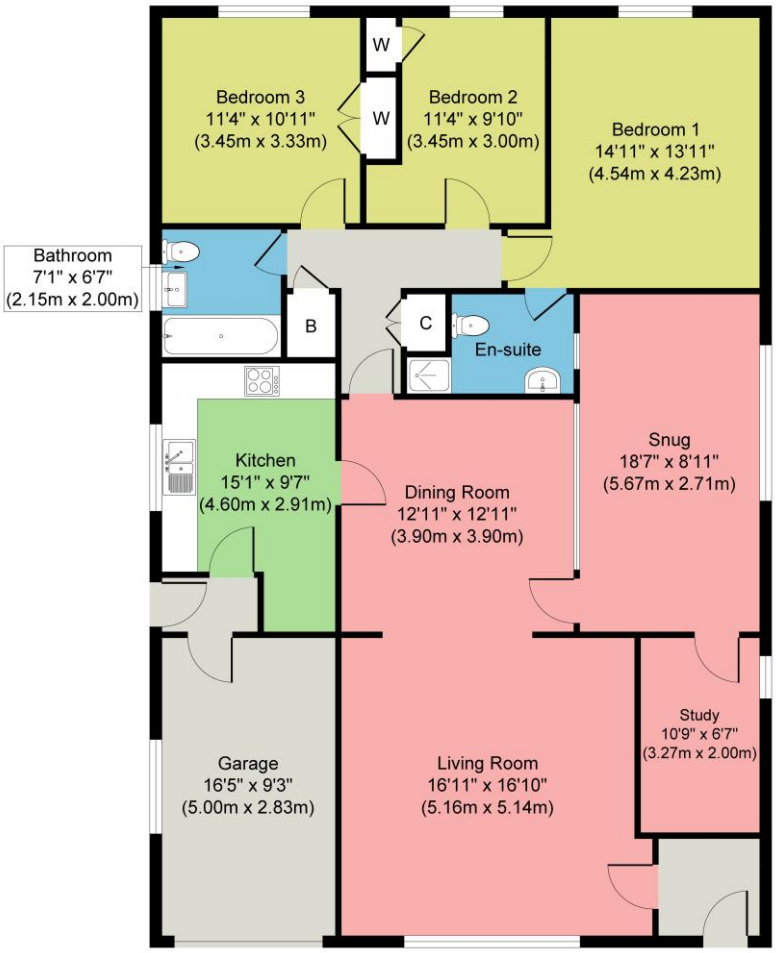
GARDEN & GROUNDS

The property set back on the eastern side of Ruswarp Lane, facing northwest. To the front the grounds have been hardscaped, creating an easy to care for area, with raised beds and a set of steps leading down from the street. To the side is a lengthy driveway, with space to park both on the drive and within the integral garage.

The majority of the garden lies to the rear, laid to lawn with a stone flagged terrace, flower beds and a useful glass house. Below the house is a large under croft storage area. There is an outside water supply to the garden and access around both sides of the house to the street.

GENERAL INFORMATION

Service:	Mains water, drainage, gas and electric.
Council Tax:	Band E
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North Yorkshire Council – Scarborough & Whitby
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO21 1NB
EPC:	Current D/63 Potential C/76



Approximate Floor Area
1664 sq. ft
(154.56 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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