



# RICHARDSON & SMITH

Chartered Surveyors

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## 4 WEST LANE DANBY, Nr WHITBY

Whitby 16 miles

(Distances are approximate)

Guisborough 11 miles



**AN EXTENDED 4 BEDROOM SEMI-DETACHED HOUSE WHICH OFFERS SPACIOUS  
ACCOMMODATION IN THE HEART OF THIS POPULAR ESK VALLEY VILLAGE. WITH  
GENEROUS GARDENS AND BEING CLOSE TO ALL VILLAGE AMENITIES THIS MOST LOVELY  
FAMILY HOME IS ONE TO VIEW**

Hallway, Lounge, Breakfast Room/Snug, Dining Kitchen, Rear Porch, Wet Room.

1<sup>st</sup> Floor: Landing, Bathroom, 2 Double Bedrooms

2nd floor: Landing, Single & Small Double Bedrooms.

Outside: Gardens to Front & Rear.

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## PARTICULARS OF SALE

Situated in an elevated position of this popular of Esk Valley village, 4 West Lane is a deceptively spacious semi-detached family home which is handily positioned for all the village amenities and those of neighbouring Ainthorpe and Castleton. The accommodation is over 3 floors and offers particularly spacious living accommodation with a large extension to the rear resulting in a spacious open plan kitchen with dining area and snug plus a second shower/wet room.

There are gardens to front and rear and whilst there is no parking with the property, there is on-street parking immediately outside.

With Dr's surgery, primary school as well as many small shops and amenities in the immediate vicinity as well as both Whitby and Guisborough being within drive distance as well as on the train-line this is a great family house.

From the side of the property steps lead up to a panelled entrance door opens into the entrance. Stairs rise up to a 1<sup>st</sup> floor whilst panel doors opening into ...



Lounge - A light and spacious room with large picture window to the front with a further generous side window. There is a central fireplace with stone facing and hearth, large Oak over-mantel with inset multi-fuel stove.



Open Plan Snug, Dining Area and Kitchen – The rear extension has created this very spacious area with large open arch connecting the snug and dining area to the kitchen.



Snug/Dining Room – with tiled floor, which continues throughout the room, and window to the side. From here an open arch leads to the .....



Kitchen – Another good-sized room, the kitchen has modern fitted units with granite working surfaces and splash-backs, stainless steel sink unit, and matching wall cupboards over. There is plumbing for an automatic dish washer and large electric AGA which is included in the sale. There is down-lighting, a large Velux and windows to the rear. A door from here leads into the...

Rear Porch: With plumbing for an automatic washing machine, space for a drier and access to the side of the house. A door from here opens into the...

Wet Room: Fully tiled with hand basin, w.c and thermostatic shower.

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

Steps rise to the first floor landing where there is a further narrow staircase continue up to the second floor, and panelled style doors open to the bedrooms and bathroom.

Bathroom - A large room to the rear of the house having a white suite comprising panel bath, pedestal hand-basin and separate shower cubicle. There is pine boarding to the walls, vinyl to the floor, heated towel rail and window to the rear. To the side is large airing cupboard within which is situated the oil central heating boiler.



Bedroom – A double bedroom with large picture window to the front with a further window to the side with views over the valley There are fitted wardrobes to one wall



Bedroom – A double bedroom with window to the rear, part pine boarding to walls and fitted wardrobe.



## 2<sup>nd</sup> Floor

With small landing and split stairs ...

Small Double Bedroom – an irregularly shaped room with dormer window to the side

Single Bedroom – To the rear with dormer window overlooking the rear garden.

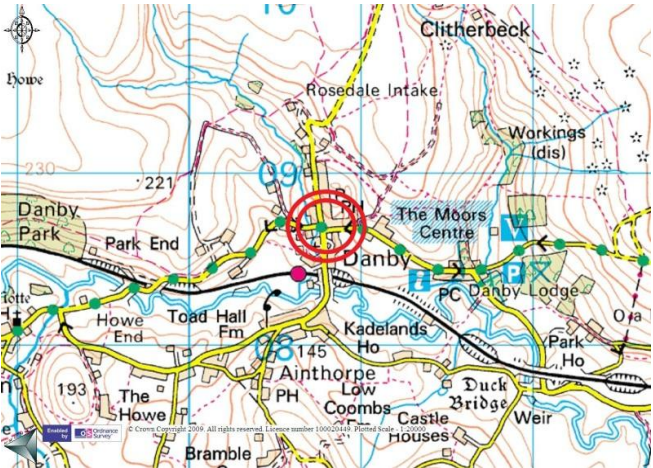
## Outside

There is a small terraced garden largely set to lawn to the front with steps up from the lane and being set behind a stone wall. A brick paved side path leads to the entrance and side porch and rear.

To the rear is a brick paved patio area beyond which long slightly sloped lawn garden. At the top of the garden is a large shed and store to which electricity is supplied and an alarm fitted. There is a large decked area to the front of the shed which affords views up the valley towards Castleton.

## 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, take the A171 moor road towards Guisborough and follow the road for approximately 13 miles passing Scaling Dam and then take the next left turning marked Danby/Ainthorpe/Castleton. Follow the road to Danby, crossing the cattle bridge into the village. No 4 is situated towards the bottom of the hill on the left hand side, just before Duke of Wellington Pub.

**What3words:** bongo.blackbird.technical

**Services:** The property is connected to mains water and electricity supplies, and to mains sewerage. The oil central boiler is in a cupboard in the bathroom.

**Local Taxation:** The house is band 'D'. North Yorkshire Council. Tel 01723 232323.

**Tenure:** Freehold

**Post Code:** YO21 2LY

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    | 68 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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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