

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 3 ARNCLIFFE VIEW GLAISDALE, Nr WHITBY

*Whitby approx. 10 miles*



**A DELIGHTFUL STONE TERRACED COTTAGE STANDING IN THE HEART OF GLAISDALE VILLAGE, OFFERING SPACIOUS 2 BEDROOM ACCOMMODATION WITH EXCELLENT VIEWS OVER THE ESK VALLEY TO THE REAR – IDEAL FOR THE FIRST TIME BUYER, YOUNG FAMILY OR AS A HOLIDAY HOME**

Accommodation:  
Kitchen Lounge, Rear Porch  
1<sup>st</sup> floor: Landing, 2 Bedrooms, Bathroom.  
Communal Gardens to the rear

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Tel: (01947) 602298 Fax: (01947) 820594



Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA

## PARTICULARS OF SALE

Arncliffe View is a row of attractive stone cottages on a delight back lane in Glaisdale village and enjoys stunning views to the rear whilst providing excellent well-proportioned 2 bedroom accommodation. Glaisdale has proved increasingly popular over the years with young families, couples and second homers/holiday cottages happily mixing together.

Glaisdale is a popular village within the North York Moors National Park and has many amenities including a post office, butcher's shop, pub, primary school, railway station and village hall. Situated in the heart of the National Park, on the route of the Coast to Coast, Glaisdale is popular with walkers and residents alike.

From the street, steps lead up to the composite door which opens into ...



**Kitchen Diner:** With cream high gloss units and wall cabinets, laminated surface and tiled splash-backs. There is a stainless steel sink unit, integral fridge and freezer and space for a electric cooker, tiled floor and uPVC window to the front. There is a radiator and double doors through to the....

**Lounge:** With log burner set within recessed fireplace with stone mantle, stripped floor, window to the rear and doored staircase to the first floor. The lounge has glazed door opening out into the.....

**UPVC Rear Porch:** Looking over the rear communal gardens and enjoying lovely views across the Esk Valley.



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



The staircase leads up from the lounge to a first floor landing with panelled doors opening to...

**Bedroom 1:** A double room with radiator and two windows facing to the front and built-in wardrobe.



**Bedroom 2:** With radiator, fitted cupboard and uPVC window facing to the rear looking out across the valley.

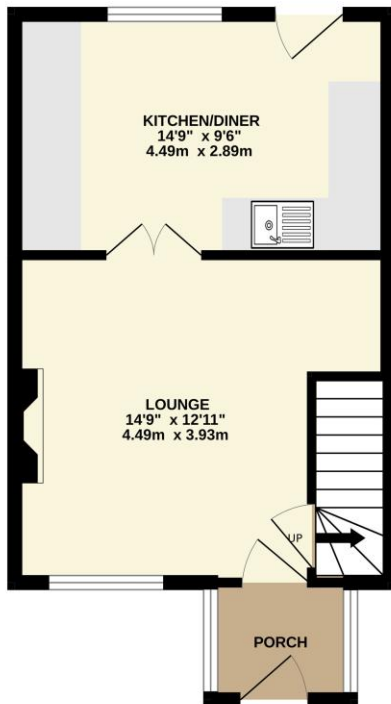
**Bathroom:** A long narrow room with fitted with a modern white suite comprising a bath with shower and screen over, contemporary hand basin and low flush WC. An uPVC window faces to the rear and there is a pair of heated towel radiators.

**Outside**

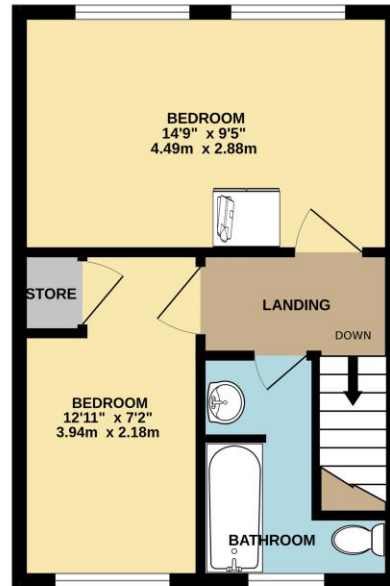
To the rear of the house and is a small area of communal garden which is set to lawn.



GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Call us for a free appraisal of your property if you are considering selling



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## 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 Richardson and Smith's offices head out of town towards Guisborough on the A171 moor road. Turn left where signposted for Egton/Glaisdale. Drive through the first part of the village, past the tennis courts to the upper part of the village, turning right onto Underhill. The cottage lies on your right, halfway down the hill.



**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. There is solid fuel central heating off the wood burning stove.

**Council Tax Banding:** 'C' £2150 Per Annum North Yorkshire Council. Tel 0300 1312131

**Postcode:** YO21 2PG

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 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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