



High Street, Ruswarp,

**Price £240,000**



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High Street, Ruswarp, Whitby, North Yorkshire

**Price £240,000**

\*\*\*This BEAUTIFUL 3 BEDROOM COTTAGE, is currently run as a SUCCESSFUL HOLIDAY LET. It is FULL OF CHARACTER and has a fabulous PRIVATE REAR GARDEN whilst set in the popular village of RUSWARP.\*\*\* The property also has gas central heating throughout. Briefly, the property comprises of; lounge and kitchen diner to the ground floor, then 3 double bedrooms and a bathroom to the first floor. Externally there is a shrubbed yard area to the front, and a large, private rear garden, mainly laid to lawn with shrubs and borders. Ready to walk into and take over, viewings are advised to see everything the property has to offer. EPC Grade D.

#### ENTRANCE HALL

Through a part glazed timber door, the entrance hall has doors leading off to the lounge and kitchen/dining area, wood flooring and a radiator.

#### KITCHEN/DINING AREA

5.27m x 3.35m (17'4" x 11'0")  
With a range of wood wall and base units and a tiled work surface, tiled splash back and stainless steel sink unit. Electric oven and hob with extractor over. Tiled flooring. Characterful features of a bare brick wall and beamed ceiling. Timber framed glass door opening to the rear garden, timber framed window facing to rear, timber window to the front. 2 x storage cupboards and a radiator.

#### LOUNGE

5.27m x 3.68m (17'4" x 12'1")  
The working coal fire is a great feature set in the heart of the lounge, making this room the ideal place to relax. With timber framed windows to front and rear, wood flooring and again full of character.

#### FIRST FLOOR

Timber framed window to the rear.

#### BEDROOM ONE

4.40m x 3.07m (14'5" x 10'1")  
A large double bedroom with a sash window to the front, radiator and carpet.

#### BEDROOM TWO

3.56m x 3.61m (11'8" x 11'10")  
Another double bedroom, sash window to front, carpet, radiator and a great built in storage area.

#### BEDROOM THREE

2.79m x 2.43m (9'2" x 8'0")  
The third double bedroom with a window to the rear, carpet and radiator.

#### BATHROOM

3.27m x 1.89m (10'9" x 6'2")  
The gorgeous suite comprises of a bath, separate tiled shower cubicle, wash basin with tiled splash back and WC. Part tiled walls. Cupboard housing the Worcester Combi-boiler, timber framed window to the rear and towel radiator.

#### EXTERNAL

To the front is a paved path up to the front door and by the front of the property, with surrounding mature shrubs. To the rear is a private, large and enclosed rear garden, mainly laid to lawn

with a patio area and mature shrubs and borders.

## OTHER INFORMATION

The current vendor leases a parking space in the village, so this is also an option available to any interested party.

## PREMIUM LISTING

Reeds Rains Mortgage Advice



For full EPC please contact the branch

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### All Measurements

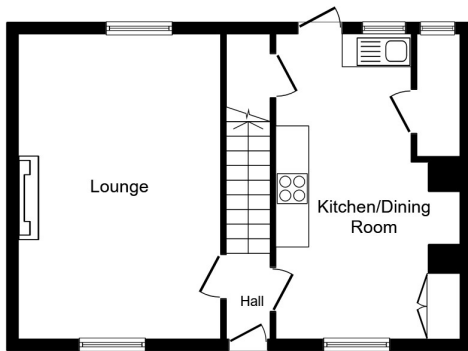
All Measurements are Approximate

### Laser Tape Clause

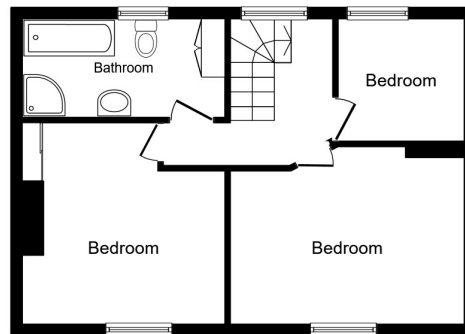
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



**Ground Floor**



**First Floor**

Total floor area 90.0 sq. m. (969 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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