

RICHARDSON & SMITH

Chartered Surveyors

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38 ROSEDALE LANE PORT MULGRAVE, Nr HINDERWELL TS13 5LB



AN ATTRACTIVE AND SPACIOUS 2 BEDROOM SEMI-DETACHED BUNGALOW WHICH ENJOYS BEAUTIFUL VIEWS OVER OPEN COUNTRYSIDE TO REAR. WELL PRESENTED THROUGHOUT WITH THE BENEFIT OF A LARGE CONSERVATORY TO THE REAR AND INTEGRAL GARAGE THIS IS A PROPERTY WORTHY OF CONSIDERATION.

Accommodation:

Ground Floor: Porch, Entrance Hall, Lounge, Double Bedroom, Double Bedroom, Bathroom, Kitchen Diner
Conservatory, Integral Garage
Outside: Gardens To Front and Rear

OFFERS ON: £269,500

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PARTICULARS OF SALE

A beautifully presented, well maintained semi-detached bungalow in the tranquil hamlet of Port Mulgrave, close to the large villages of Hinderwell and Staithes with all their facilities and amenities. The property offers very spacious living accommodation with lovely open views of surrounding countryside to the front and over the fields, towards Kettleness Cliffs and the sea to the rear. This charming bungalow offers additional living space in the form of a large conservatory whilst also having a w.c and useful utility area within the integral garage. This bungalow would suit either someone wishing to downsize in a rural location or would make a super second home/holiday property.

Approached from the lane a block paved driveway leads down to the...

Entrance Porch: Having uPVC door with matching side window.

Entrance Hall: With part glazed door and doors lead to the:



Lounge: Double glazed window to front aspect with open views, radiator, remote controlled inset gas log effect fire, built in recessed bookshelves with window through to kitchen giving views to rear, coving to ceiling, wall lights and ceiling lights.

Dining Kitchen: Range of modern cream wall and base units, tiled splash backs, built in double electric oven, integrated fridge, stainless steel sink unit with mixer taps over, ceramic hob, stainless steel extractor, coving to ceiling and door into conservatory.



Conservatory: A large and welcoming addition to the bungalow creating a very useable second reception room, there are windows to side and rear aspects, large sliding doors into rear garden with stunning views over open fields and countryside towards sea, radiator, door to garage.



Bathroom: Having a white suite comprising panelled bath with shower over, fitted base and wall units with basin and mirror, extractor fan, fully tiled walls, radiator and double glazed window to rear.





Bedroom 1: Double glazed window to front aspect, radiator, coving to ceiling, wall and ceiling lights.



Bedroom 2: Double glazed window to rear aspect, radiator, coving to ceiling, wall lights, ceiling lights and lovely views over open countryside.

Integral Garage: 22' x 8'1 With electric roller door, window to the side and rear access door into the conservatory. Within the garage is w.c/wet room and utility area

Outside

To the front of the property there is a block paved parking area for two cars and leads to the garage, with lawned garden with flower borders to the side.

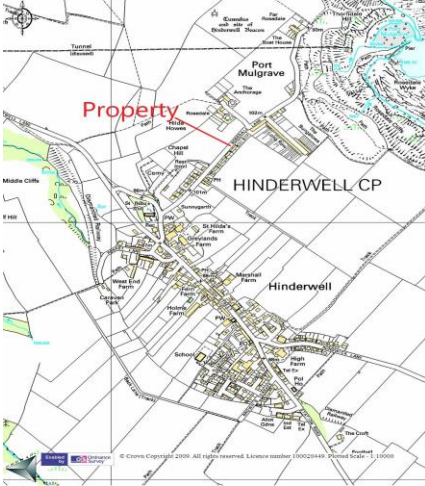
The rear garden, which can be accessed through the house or by the path to the side of the garage, is again largely set to lawn with flower borders, a small gravelled patio area and enjoying glorious views over open countryside to the coast.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.



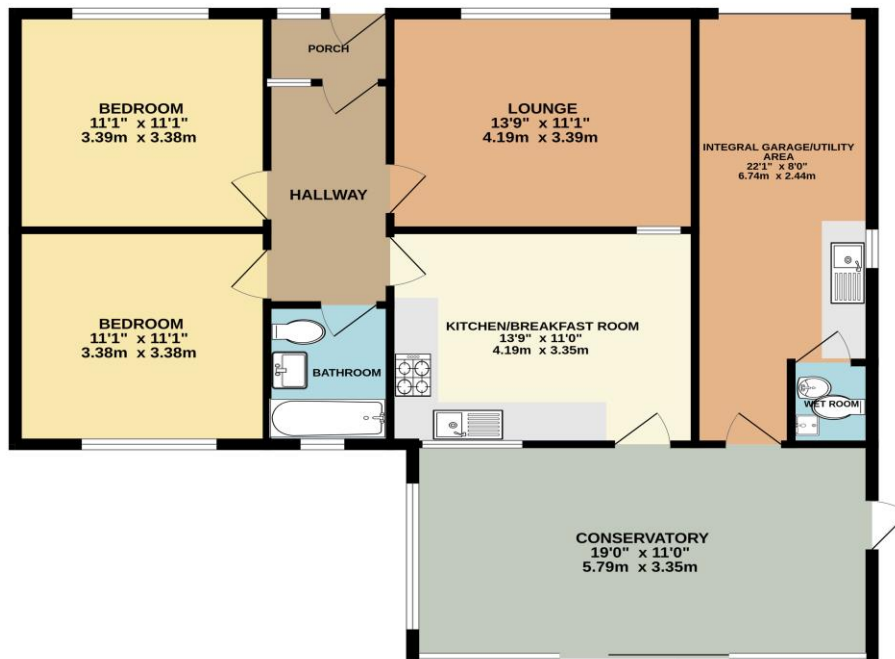
Directions: From Richardson & Smith's office take the A 174 coast road to the village of Hinderwell. Travel to the end of the village taking the right turn marked Port Mulgrave. Continue up the hill onto Rosedale Lane and the property is situated halfway along on the right.

Services: The property is connected to all mains services.

Council Tax Banding: 'C' North Yorkshire Council 01723 232323

Post Code: TS13 5LB

GROUND FLOOR



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.

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