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NESTLING HEIGHTS, LITTLEBECK

Whitby 5 miles

Sleights 1.5 miles



A BEAUTIFULLY PRESENTED, WOODEN CABIN SITUATED IN AN ELEVATED POSITION ENJOYING LONG VIEWS OVER LITTLEBECK, UP TOWARDS THE MOORS BEYOND. THIS UNUSUAL PROPERTY BUILT IN 2010 IS WELL APPOINTED AND VERY COMFORTABLE – PERHAPS THE PERFECT BOLT-HOLE, SECOND HOME!

Living Room with Kitchen, Double & Single Bedrooms, Bathroom.
Garden including off road parking space.

OFFERS ON: £165,000

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PARTICULARS OF SALE

This is a superbly appointed cabin, built in around 2010, from a kit imparted from Finland. This provides a cosy, solid property set in its own garden on the edge of the woods with long views over the valley.



A pair of five bar gates open from the road onto a grassed, level, parking area in front of the cabin with a paved path.

Three steps rise from this parking area onto a raised wooden deck that runs across the front of the building and around to the side giving a seating area with views across the garden and the valley. There is storage shelving and a half-glazed entrance door opens into ...



The living room is L-shaped and runs up to the panelled roof of the cabin with a kitchen area to one side and a living room with windows to the front and side.



The kitchen has a fully fitted suite of cabinets at base and wall level with an integral electric oven, Calor gas hob, stainless steel extractor hood and sink unit. Spaces are available for an undercounter fridge freezer and a dishwasher/washing machine.



The lounge area has part panelled walls and extra light comes from a large rooflight window. There was once a log burning stove, but the owners preferred a wall mounted electric fire as the focal point within the room.



From the living room a short hallway has panelled doors opening to



The main bedroom is a double room with a window to the side, looking over the valley. The second bedroom is a single room with a window to the rear. The smaller room could, at a push take a small double bed, or twin single beds, if preferred.



The tiled bathroom lies between the kitchen and the second bedroom and has a window to the side and a modern white suite comprising a panel bath with shower over, a WC with concealed cistern and a wash basin set in a vanity unit. A recessed cupboard houses the hot water cylinder with immersion heater.



Outside

The property sits in a triangular shaped plot which is mainly lawned with beds planted with shrubs and flowers.



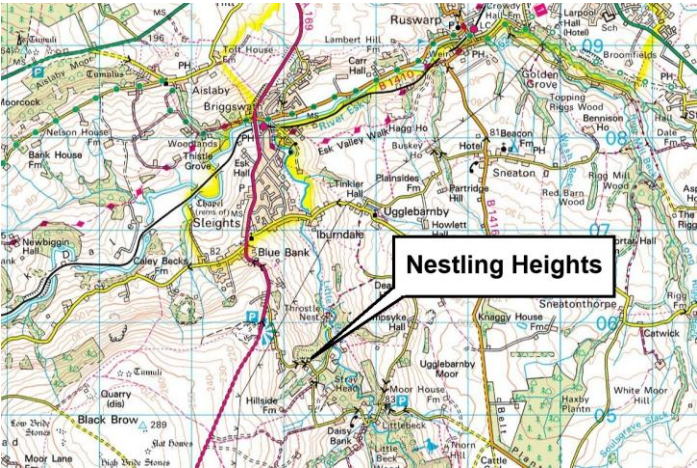
A paved path runs down the side of the cabin to the rear where there is a paved area with a small wooden garden storage shed.



GENERAL REMARKS AND 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 our offices, head away from the town towards Pickering and York on the A169. As you exit the village of sleights, rising up Blue Bank, take the left turn to Littlebeck. From the junction it is around a mile to the cabin which lies on the side of the single-track road, half way down the very steep bank, on your left hand side, where marked by the Richardson and Smith 'For Sale' board. See also location plan.



Services: The property is connected to mains electricity. Water comes from a spring and foul drainage runs to a septic tank. Gas runs from a bottled Calor gas supply. Heating is provided by electric radiators.

Planning: The property was given permission in 2010 but has a number of restrictive conditions including ones limiting the use of the cabin to the owner. The cabin cannot be let and cannot be used as a principal residence. A copy of the decision notice is available on request.

Planning Authority: North York Moors National Park. Tel: 01439 772700.

Council Tax Banding: Band 'A' £1,612 per annum. North Yorkshire Council. Tel 01723 232323.

Post Code: YO22 5EY

Tenure: Freehold.

Score	Energy rating	Current	Potential
92+	A		122 A
81-91	B		
69-80	C	70 C	
55-68	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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