



## SEDGEMOOR, STAINSACRE

*Stainsacre Village*

*Whitby (centre) 2 miles*

*Hawsker 1 mile*

*Robin Hoods Bay 5 miles*



**A 2 BEDROOM DETACHED BUNGALOW SET ON THE EDGE OF THIS QUIET VILLAGE, JUST A COUPLE OF MILES SOUTH OF WHITBY, RIPE FOR FURTHER MODERNISATION AND UPGRADING. THIS PROPERTY HAS DOUBLE GLAZING AND GAS CENTRAL HEATING BUT IS RIPE FOR NEW DÉCOR FIXTURES AND FITTINGS. IT INCLUDES A GARAGE AND SHED.**

### Accommodation

Porch, Lounge, Dining Area, Kitchen. Inner Hallway, 2 Double Bedrooms, Shower Room.  
Garden to front and rear. Single garage and wooden shed. Shared driveway.

**Offers on £235,000**

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## PARTICULARS OF SALE

Built in the 1960s, Sedgemoor is an individual detached bungalow set in a raised position above the passing village road. The property has 2 double bedrooms and 2 reception rooms and is well maintained but ripe for upgrading and modernisation.

From the steps at the front, there is a glazed porch on the side of the building with an internal door opening into ...



The lounge has a gas fire with a pine surround and windows to the front and side giving views over the surrounding countryside. A door opens to the inner hallway and an open archway leads through to...



The dining room has a window to the front and also houses the gas central heating boiler. An archway opens through to ....



The kitchen has a window and a half-glazed door to the side and is fitted with a simple suite of white kitchen cabinets under laminate units.



The master bedroom is a good-sized double bedroom with built-in wardrobes and a window facing onto the rear garden.



The second bedroom is a slightly smaller double with a window facing onto the rear garden.



The Shower room is part tiled with a simple white suite including a glazed shower cubicle, low flush WC and pedestal wash hand basin.

A hatch over the inner hallway leads up to a large loft area with a window to the front.

**Outside**

To the front, the property is terraced above the level of the pavement with a narrow garden sitting behind a stone wall.



A shared driveway down the side of the house leads up to the detached, brick, single garage with light and power connected. Adjoining the rear wall of this is a timber garden store.



The rear garden has been landscaped and part paved for ease of maintenance. There is a return path down the side of the house to the entrance porch.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	28   F	
1-20	G		

**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 making an appointment to view this property.



**Directions:** From Whitby head out of town on the A171 road towards Scarborough and Stainsacre lies to your right, just beyond the edge of town. As you enter the village, go under the bridge for the disused railway and move on to junction where the road swing around to the left. Go straight on here and Sedgemoor lies on your left hand side.



**Services:** The property is understood to be connected to mains water, gas, electricity and drainage. The property has gas central heating.

**Council Tax Banding:** ‘C’. approx. £2,150 for 2026/7. North Yorkshire Council. Tel 01723 232323

**Post Code:** YO22 4NT

**Tenure:** Freehold

**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.



# RICHARDSON & SMITH

Chartered Surveyors

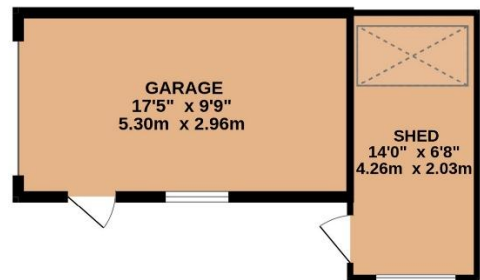
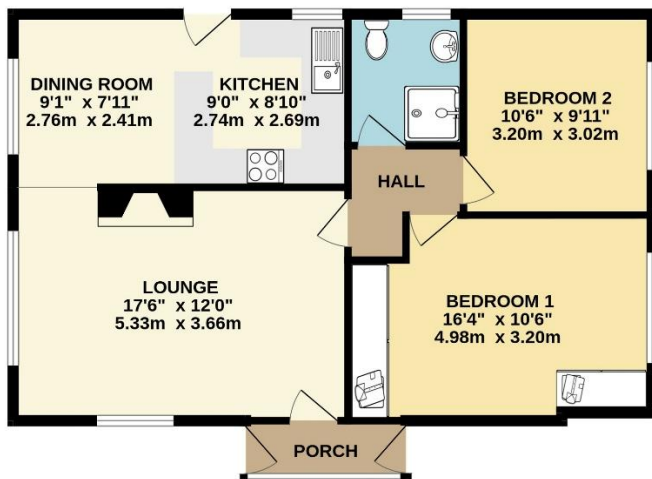
Auctioneers

Valuers

Estate Agents



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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