



RICHARDSON & SMITH

Chartered Surveyors

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3 NETTLEDALE CLOSE RUNSWICK, Nr WHITBY

Whitby 8 mile

Guisborough 16m

Saltburn 11m



A BEAUTIFULLY PRESENTED 3 BEDROOM TERRACE HOUSE WHICH SITS IN A QUIET CUL-DE-SAC AT THE TOP OF THIS POPULAR COASTAL VILLAGE. A REAL TURNKEY HOME WHICH OFFERS WELL PROPORTIONED ACCOMMODATION WHICH HAS BEEN EXTENDED TO THE REAR. WITH OFF ROAD PARKING FOR TWO VEHICLES AND DELIGHTFUL GARDENS TO THE REAR THIS IS A PROPERTY TO VIEW.

Accommodation:

Ground Floor: Entrance Porch, Hallway, Lounge Dining Room, Kitchen

1st Floor: Landing, 2 Double Bedrooms, Single Bedroom, Bathroom.

Outside: Off Road Parking To Front And Gardens To Rear.

Guide Price £265,000

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PARTICULARS OF SALE

No.3 Nettledale Close is a beautifully presented home, part of a terrace of 4 houses, set on this quiet cul-de-sac on the edge of this popular village. Originally dating from the late 1930's. the house has been beautifully modernised throughout and benefits from uPVC double glazing, oil central heating and has been extended to the rear to create a lovely kitchen and extra bedroom on the 1st floor. There are lovely gardens to the rear, with the front block paved to create 2 parking spaces. The property is only a short walk to the bay and on a bus route whilst there are local shops in both Hinderwell and Staithes close by, with Whitby and all its amenities are just a short drive down the coast.

Parking at the front, the property is accessed by a aluminium door to the front porch which in turn lead into the...

Entrance Hall: With staircase to the first floor, and period doors into the...



Lounge Dining Room: The lounge has a uPVC bay window to the front, recessed fireplace with Oak over mantel and warming multi-fuel stove. The dining area is to the rear of the room with glazed sliding doors from here into the garden.



Kitchen: A light airy room with windows to the side and rear, and door into the garden. The kitchen has a modern range of Shaker style base and wall units, shelving to the walls, laminated working surfaces and inset stainless steel sink unit. There is space for an electric cooker with built-in stainless steel extractor hood over, fridge freezer and automatic washer.



1st Floor

The staircase rises from the hallway up to a landing with and has doors opening to ...

Bedroom—A single bedroom with window to the rear.



Bedroom – A double bedroom with built-in wardrobes and drawers, and window to the rear. There are delightful views over open countryside.



Bedroom: Again a double room with built-in wardrobes with window to the front overlooking the cul-de-sac.



Shower Room: Recently fitted and having a white suite comprising shower cubicle with thermostatic fitting, WC and hand basin within fitted vanity cupboards. Part tiling to walls.



Outside

The front of the property has a blocked paved parking area to the front with parking for 2 cars



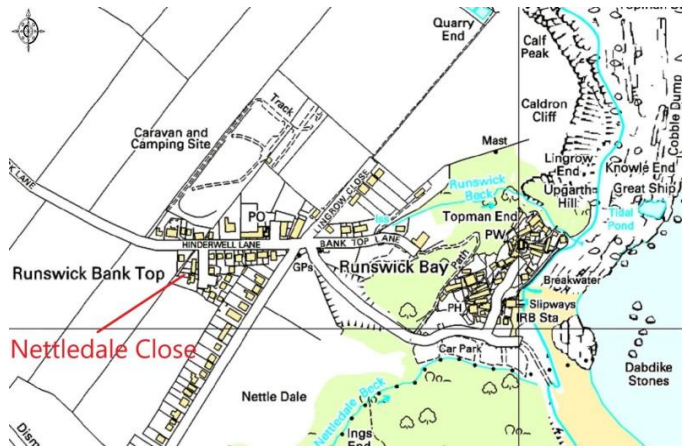
The generous rear garden faces to west and catches the afternoon and evening sun with open fields beyond. There is a block paved seating area under a wooden pergola immediately outside the kitchen and dining room whilst remainder of the garden has been landscaped with raised flower beds, block paving and gate to the rear access path. There is a large shed included in the sale and the oil central heating tank is situated behind it. The exterior Worcester Bosch boiler is also situated in the garden, beneath the kitchen window.



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.

Services: The house is connected to mains water, electricity, and drainage.



Directions: From Whitby, take the A174 coast road towards Hinderwell, taking the right turn to Runswick after approximately 6 miles. Continue through to the upper part of the village, turning left at the end of Ellerby Lane onto Hinderwell Lane. Nettle Dale Close is on the left as you approach the edge of the village with No 3 on the right hand side of the cul-de-sac, marked by a Richardson & Smith For Sale Board

What3Words: typically.toys.sundial

Tenure: Freehold.

Council Tax Banding: Band 'B'
North Yorkshire Council.
Tel 01609 780 780.

Post Code: TS13 5JE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	79 C
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.



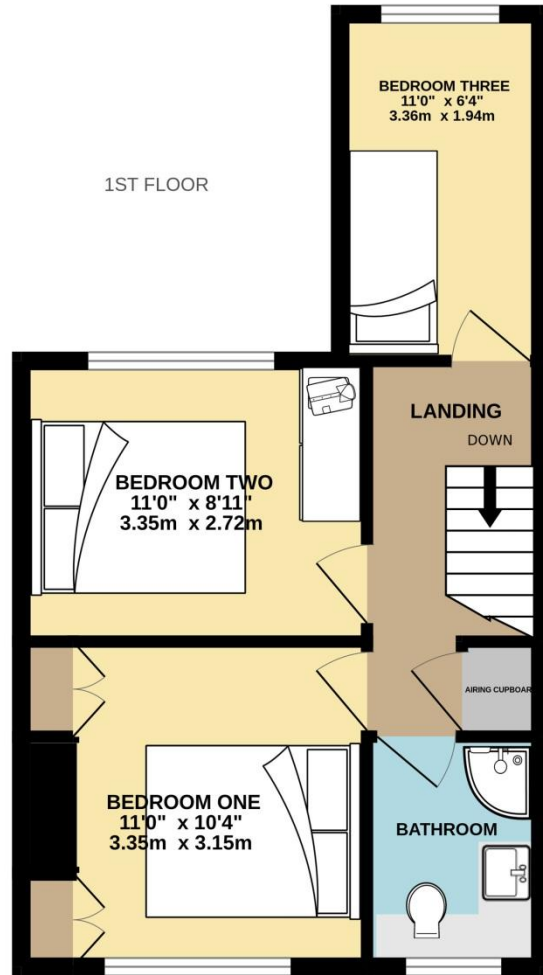
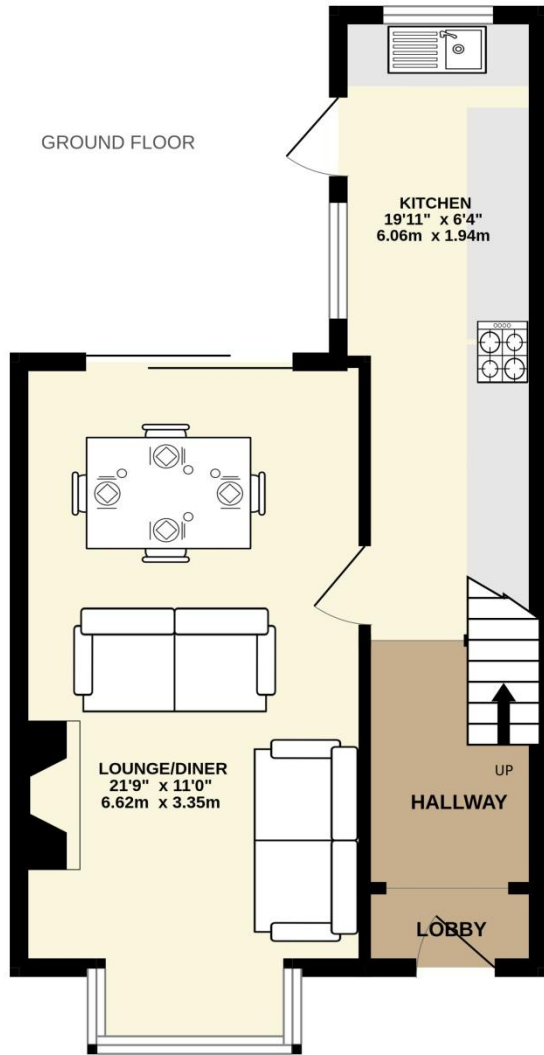
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Measurements are approximate. Not to scale. Illustrative purposes only
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