



RICHARDSON & SMITH

Chartered Surveyors

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• Estate Agents

‘THE RISE’ 118 RUSWARP LANE, WHITBY

Whitby Town Centre 1 miles

Ruswarp ¼ mile



A THREE STORY SEMI DETACHED HOUSE OFFERING UP TO 5 BEDROOMS AND COMMANDING FABULOUS PANORAMIC VIEWS OVER RUSWARP FIELDS TOWARDS WHITBY VIADUCT. WITH A SUPERB OPEN PLAN LIVING SPACE INCLUDING KITCHEN DINING AND SEATING AREAS, WE FEEL THIS FAMILY HOME HAS MUCH TO OFFER.

Accommodation:

Ground Floor: Porch, Hallway, Open plan Living - Dining - Kitchen, Shower Wetroom, Lounge

First Floor: Landing, 2x Double Bedrooms, 2x Single Bedrooms, Bathroom.

Second Floor: Landing, Master Double Bedroom with Private Study, WC Cloakroom.

Outside: Driveway parking for 2 cars. Garden to rear with patio and deck.

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PARTICULARS OF SALE

Positioned on one of Whitby's most popular residential streets, The Rise lies on the southern edge of the town, away from the busier main roads, but still within convenient reach of the town centre amenities.

The property enjoys an elevated position commanding spectacular views over Ruswarp Fields and the River Esk towards Whitby Viaduct, whilst to the other side it looks across open countryside up towards the moors. The property has been developed from its original configuration to create a master bedroom suite on the top floor to make the most of this aspect.

From the driveway at the front of the property, a brick paved path runs down the side of the house to a part glazed entrance door opening into...

Entrance Porch: With tiled floor and a further part-glazed external door opening to the rear garden, the entrance porch has hanging space for coats and a cupboard for storing shoes etc. A part-glazed entrance door opens from here into...

Entrance Hallway: With staircase off leading to the first floor and oak doors opening to the lounge, living kitchen and a ground floor wet room. A further door opens to an under-stairs cupboard which has plumbing for an automatic washing machine and offering space for a deep freeze, plus a window to the side.

Shower Wet Room: With slate tiled floor, floating WC with concealed cistern and floating wash hand basin. Inset spot lighting and uPVC double-glazed window to rear, chrome heated towel rail and electric convector heater.



Lounge: 12: Part of a large open plan layout, the lounge has a corner fireplace with cast iron log burning stove set on a tiled hearth with an oak mantel. A broad bay window faces onto the patio in the rear garden, with patio doors, ceiling cornice and dado rail, with storage cupboard to the side. An open arch leads into the...

Living Kitchen: At the front of the property, the living kitchen is divided into 3 distinct areas for seating, dining and cooking.

Sitting Area: With an exposed brick chimney breast within which sits a cast iron multi-fuel stove, the sitting area has a breakfast bar separating it from the kitchen, polish boarded floor and book shelving built into the chimney breast recesses. From here a broad archway links into the...

Dining Area: With a broad uPVC double glazed window and glazed door opening out onto the front of the property, plus a large Velux rooflight. From here an archway opens into ...



Kitchen Area: With windows to the front and side, the kitchen is fitted with a range of handmade pine cabinets with painted doors and spaces left for a range style double gas oven, slimline automatic dishwasher and upright fridge freezer. There are varnished pine worktops and an inset double ceramic sink plus drainer. The Worcester gas central heating boiler is located on the front wall of the property. Oak wooden flooring, painted panel ceiling.



First Floor

The staircase rises to a first floor landing with uPVC double glazed window to the side and oak style doors opening to...

Bedroom: A double bedroom has a wide uPVC double glazed window facing to the rear, looking towards Ruswarp Fields.

Bedroom: A double bedroom with original feature painted cast iron fireplace, built-in wardrobe and double-glazed window facing to the front.

Bedroom: A single bedroom with uPVC double glazed window facing to the front. Currently used as an office.

Bedroom: A single bedroom with uPVC double glazed window facing to the rear, again currently used as an office.



House Bathroom: 5'4 x 9'1 With 2 uPVC double glazed windows facing to the side, the bathroom has been recently fitted out having a P-shaped bath with shower and screen over, hand basin and w.c with vanity units and heated towel rail.

2nd Floor

From the first floor landing a winding staircase rises to the second floor, with a window to the side, where a small landing offers doors opening to...

WC Cloakroom: 6'0 x 4'6 With a dormer window facing to the front, the cloakroom has modern fittings including a low flush WC and wash hand basin.



Master Bedroom: 9'11 x 13'9 With a wide dormer facing to the rear fitted, with 2 wide uPVC double-glazed windows to make the most of the view. Built-in wardrobes and storage cupboards. An archway leads through to...

En-Suite Dressing Room: 13'5 x 4'5 With a dormer window facing to the front and built-in 'L' shaped desk.

Outside

At the front of the property is a concreted driveway offering private parking, off the shared access track, for 2 cars.

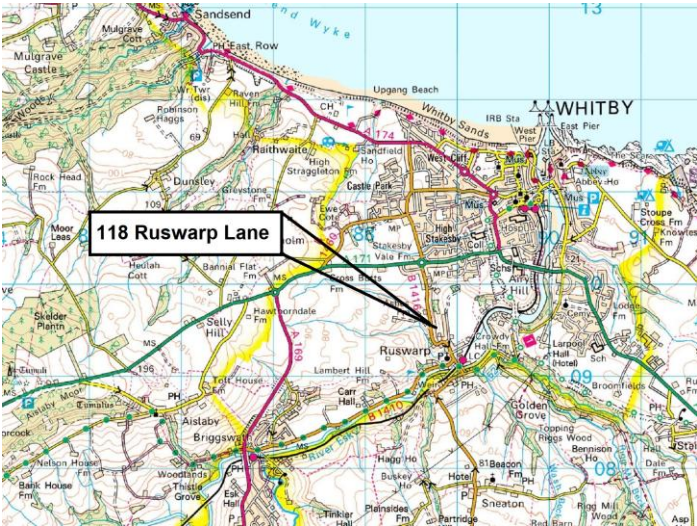
The side porch offers a direct through passageway to the rear garden where there is a patio area, immediately to the rear of the house, beyond which lies generous sloping gardens, largely laid to grass with mature shrubs and trees, separated off into various areas. Within the garden lies a raised timber decked seating area commanding views over the Esk Valley, a timber shed and greenhouse.



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.

What3words: grasp.lunch.flippers



Services: The property is connected to mains water, gas, electricity and drainage. The house has gas central heating from a boiler in the kitchen.

Local Taxation: Band D North Yorkshire Council. Tel 01723 232323.

Postcode: YO21 1ND

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

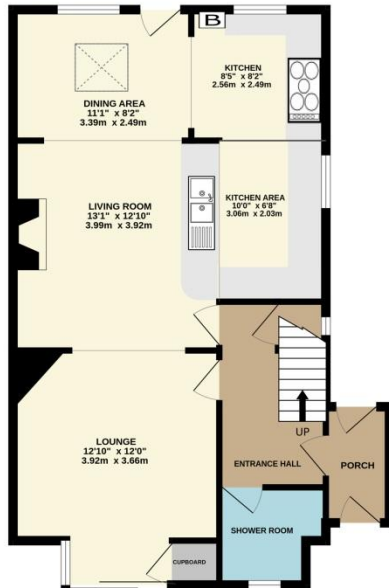
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.



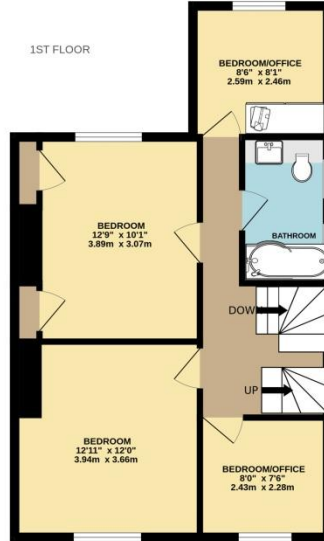
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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