



01947 601301

## GARTH HOUSE, ROXBYS

3 BED SEMI-DETACHED HOUSE



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## PROPERTY FEATURES

- Semi-Detached House with a Garage/Workshop
- Lounge with Log Burning Stove & Rural Views
- Newly Fitted Kitchen with Island & Integrated Appliances
- 3 Bedrooms & New Bathroom Suite with a Shower
- LPG Gas Central Heating & Double-Glazing
- Front & Rear Gardens with Gated Driveway
- Rural Village with a Pub & Views towards the Coast
- Turnkey Home that is a Chain Free Property

Type: SEMI-DETACHED HOUSE  
Availability: FOR SALE  
Bedrooms: 3  
Bathrooms: 1  
Reception Rooms: 1  
Parking: DRIVEWAY, GARAGE  
Outside Space: GARDEN  
Tenure: FREEHOLD

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GARTH HOUSE, ROXBY- 3 bed Semi-Detached House -£295,000



Occupying an enviable position in the peaceful rural village of Roxby, within the North York Moors National Park, Garth House is a beautifully presented semi-detached home offered to the market chain free and in genuine turnkey condition — ready for its new owners to simply move in and enjoy from day one.

Roxby is a quintessential North Yorkshire village, offering the rare combination of unspoilt rural tranquillity and far-reaching views towards the coast, with the added charm of The Fox — a traditional village pub — just moments from the door. It is the kind of setting that is increasingly difficult to find, especially at this affordable price.

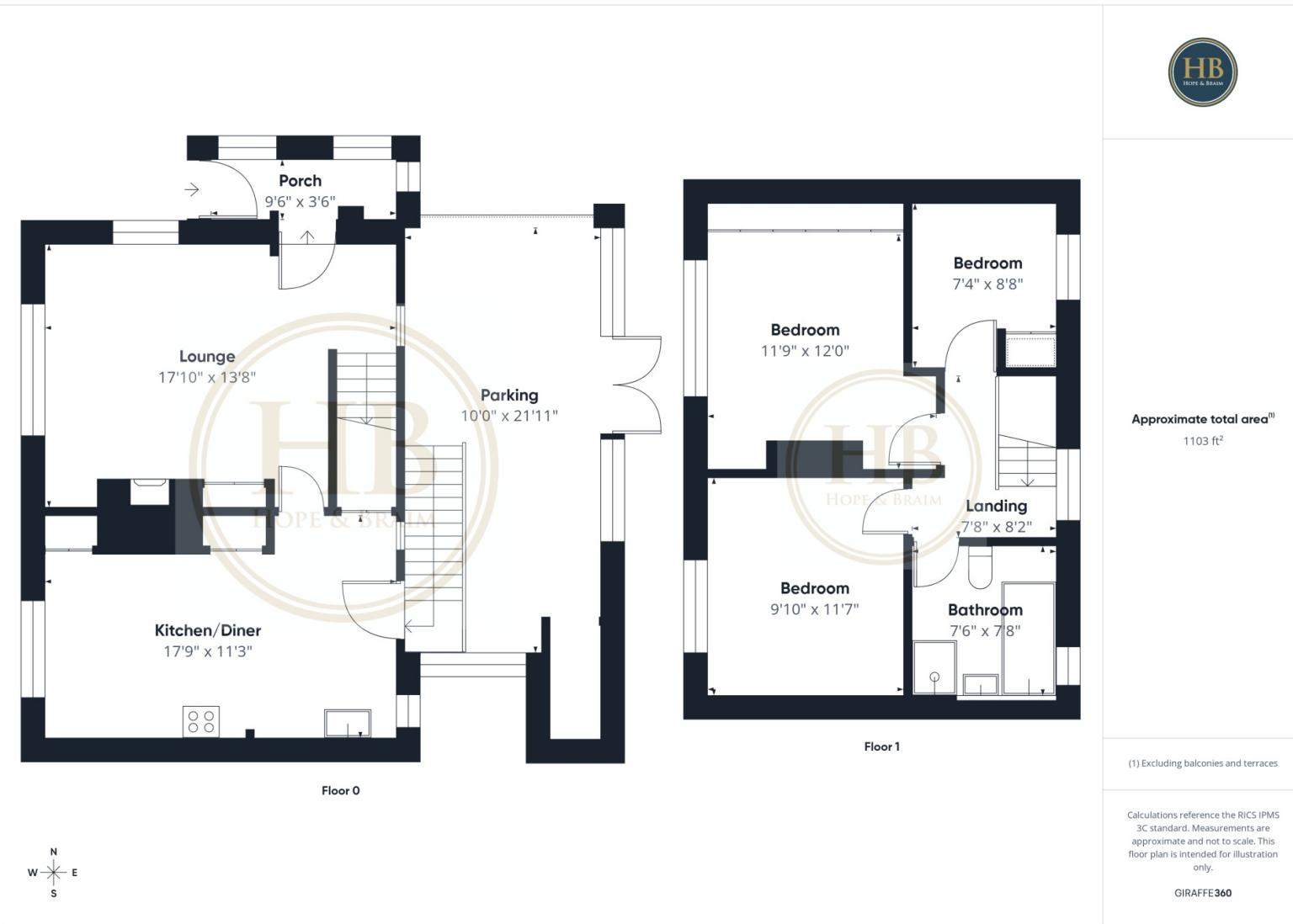
Inside, the lounge is an instantly inviting space, centred around a characterful log burning stove and framing wonderful rural views that shift beautifully with the seasons. The newly fitted kitchen is a real highlight, designed with both style and practicality in mind, incorporating a central island and a full complement of integrated appliances — ideal for those who enjoy cooking and entertaining.

Three well-proportioned bedrooms provide flexible family accommodation, complemented by a newly installed bathroom suite complete with shower, finished to a high contemporary standard throughout. LPG gas central heating and double glazing ensure warmth and comfort year-round, whilst solar panels contribute to the property's energy efficiency — a particularly welcome feature for a rural home of this kind.

Externally, the property continues to impress. Front and rear gardens offer attractive outdoor space, whilst an electrically gated driveway provides both security and convenience. A garage and workshop to the rear offers excellent storage or the potential for a variety of uses.



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Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	80
(90-100)	B
(81-90)	C
(72-80)	D
(63-72)	E
(54-63)	F
(1-53)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	

