

## DALE SIDE HOULSYKE, DANBY



**A detached, single storey property with an attractive open outlook,  
set in lovely grounds with off-street parking and a garage.**

890 square feet of accommodation.

Living Room - Breakfast Kitchen – Side Porch – Utility Room

Up to three bedrooms – House shower room

Well established grounds and a pretty, open outlook.

Garage and parking

**OFFERS IN THE REGION £295,000**

A detached single storey property, Dale Side occupies an elevated position within the small hamlet of Houlsyke, only a mile from Danby village. The slight elevation affords it pretty views across the Dale and the south facing elevation assures it has an especially light and airy feel.

The property offers a flexible arrangement of rooms which amount to 890 square feet in all this comprises the following. Entrance porch, modern fitted breakfast kitchen and side hallway with a stable door out to the side garden. Large living room, with a bay window which shows off the lovely views. There are up to three bedrooms, two being good sized doubles and the shower room with modern fixtures and fittings.

Sit on an especially mature plot, Dale Side has lawned grounds, planted with well-established shrubs and flower borders. The garden occupies a lovely, elevated position, so is an ideal spot to take in the views.

There is a substantial garage with parking located slightly away from the property, at the bottom of the garden.



The property is situated in a rural position, close to the village of Danby, in the midst of the unspoilt rolling countryside of the North York Moors National Park. Both Danby and Castleton provide a good range of local services including schools, shops/post office and public houses.

The traditional sea port of Whitby is a fascinating mix of eclectic shops and high-quality restaurants at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park. It has featured in many television dramas and most famously in Bram Stoker's novel Dracula. Whitby is popular for general tourists but in particular with walkers and cyclists.

## ACCOMMODATION COMPRISES

### SIDE PORCH

Half glazed stable door. Single glazed windows to the front and side. Tiled floor

### KITCHEN

5.00 m (16'5") x 2.35 m (7'9")

Range of fitted base and wall units with quartz effect tops, incorporating a one and half bowl sink unit. Four ring induction hob with extractor overhead. Integrated electric oven and separate microwave. Fitted storage cupboard. Windows to the front, rear and side. Radiator. Recessed lights. Loft access hatch with a drop-down ladder, the loft is part boarded and has an electric light.



### HALLWAY

Coat hooks. Glazed door out to the rear.

### LIVING ROOM

5.00 m (16'5") x 4.24 m (13'11")

Feature fireplace with slate hearth and surround. Bay window to the front. Casement window to the rear. Two radiators. Beamed ceiling. Shelving.



#### INNER HALL

Radiator.

#### BEDROOM ONE

3.90 m (12'10") x 3.00 m (9'10")

Window to the front. Fitted storage. Radiator.



#### BEDROOM TWO

3.00 m (12'10") x 2.85 m (9'4")

Window to the front. Radiator.



#### BEDROOM THREE/STUDY

2.80 m (9'2") x 1.70 m (5'7")

Window to the front. Radiator.

#### SHOWER ROOM

3.00 m (9'10") x 2.10 m (6'11")

Walk in shower with fully tiled surround. WC and cantilever wash hand basin set into a vanity unit. Chrome heated ladder towel rail. Extractor fan. Window to the rear.



#### UTILITY ROOM /OUTHOUSE

2.96 m (9'9") x 2.31 m (7'7")

Mistral central heating boiler. Washing machine point.

#### OUTSIDE





**Ground Floor**  
**Approximate Floor Area**  
**890 sq. ft**  
**(82.65 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### **GENERAL INFORMATION**

**Service:** Mains water, drainage and electric. Oil fired central heating. There are solar panels to the roof, contributing to the electric.  
**Council Tax:** Band D  
**Tenure:** We understand that the property is freehold and that vacant possession will be granted upon completion.  
**Viewing:** Strictly by appointment with the Agent's Pickering office.  
**Post Code:** YO21 2LH.  
**EPC:** Current E/46. Potential C/70

#### **ADDITIONAL INFORMATION**

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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