

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

13 HIGH STREET RUSWARP, Nr WHITBY

Whitby approximately 1/2 mile



A SPACIOUS 3 BEDROOM, GRADE II LISTED, MID-TERRACE COTTAGE JUST OUTSIDE WHITBY. WITH ACCOMMODATION OVER 3 FLOORS AND A FABULOUS SECRET GARDEN TO THE REAR, IF LOOKING FOR A HOME OF CHARACTER THIS IS ONE TO CONSIDER.

Accommodation:

Ground Floor: Lounge Diner, Kitchen. First Floor: Landing, 2 Bedrooms, Shower Room, W.C
Second Floor; Attic Bedroom. Front and Rear Gardens, Rented parking space

OFFERS ON: £265,000

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

This spacious cottage, which has been extended to the rear, is located in the beautiful village of Ruswarp, and is a great choice if you're looking for a permanent home, bolt-hole or investment property. Built in 1780, the cottage has been cared for and updated by the vendor in a sympathetic manner whilst retaining the character that make a house a home, including the installation of underfloor heating supplied by an air source heat pump, solar panels and insulating the roof.



With a most delightful secret garden to the rear which transports you to a different world, viewing is the only way to fully appreciate this little gem and with Ruswarp having a renowned local butchers, small village store and excellent village pub, plus lots of other amenities, is a great choice if you are wanting to avoid the hustle and bustle of the centre of Whitby.

Approached from the front, steps lead up a paved path and on to the solid wood front door which opens into...

Entrance Lobby with inner door opening into

Lounge Diner: With open beamed ceiling, vinyl flooring and secondary glazing to the front window. There is a central stone fireplace with inset multi-fuel stove, Inglenook style over-mantel, with recesses to the side. There is a staircase to the first floor.



Kitchen: A good sized room with the kitchen largely comprising freestanding units but does have a small range of basic units within which is the inset sink unit, and space for the electric oven. There is a very attractive larder cupboard to the side, recessed stone fireplace and further large larder cupboard. There is beamed ceiling, vinyl flooring and half-glazed door leads to the rear garden.

First Floor:

From the lounge a winding staircase rises to a landing, with panelled doors opening to...

Bedroom: To the front of the house, a generous double room with period window, wide floor boards, cast fireplace and part paneled walls. Radiator and built-in wardrobes.



Bedroom: To the rear, a small double bedroom, with window looking across the rear yard and to the garden. Radiator and built-in storage.

Between the bedrooms is the...

Shower Room: Having a separate shower with modern thermostatic shower, contemporary sink unit and modern heated towel rail.



Separate WC: Off the landing is a steep set of winding stairs that rise up to...

Second Floor Attic Bedroom: A double room with dormer window to the front and Velux window to the rear, painted stripped floor and 2 radiators.

Externally

To the front of the property lies a level garden area with hedging to the sides, paved area, pond and flower beds.

To the rear of the cottages is a generous south westerly facing paved yard within which is a covered store within which is air-source heat pump and associated pipework.



Beyond the yard, one step leads up to the rear walled garden area which is stocked with an array of flowers and fruit trees. There is a summerhouse and further brick-built garden shed and outside WC and sink.

The owner currently rents a parking space in the village, near the school under a separate arrangement. Details on request.



GENERAL REMARKS AND STIPULATIONS

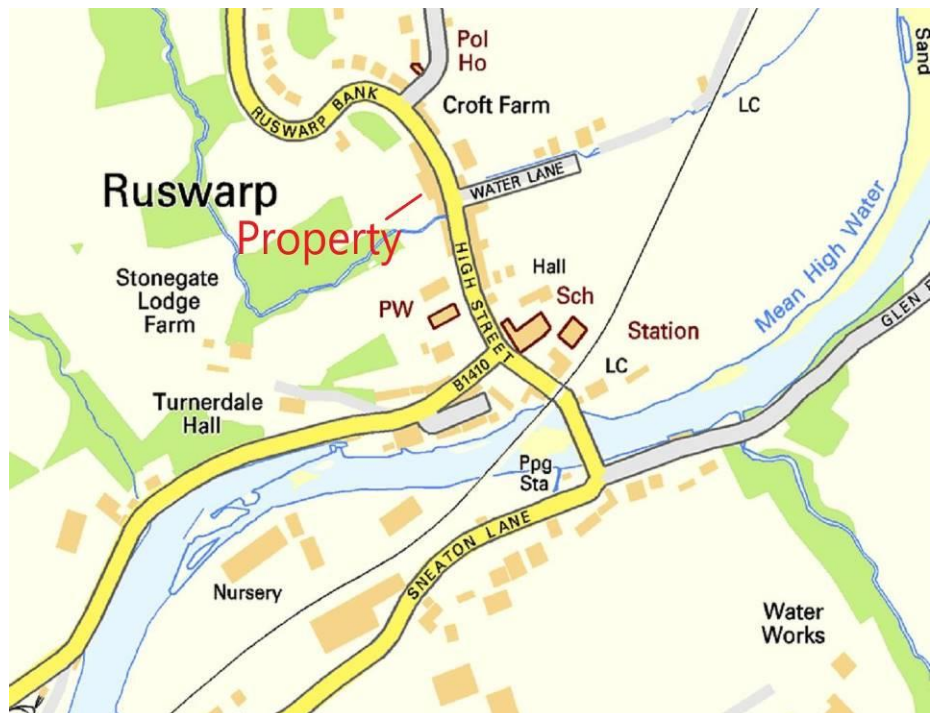
Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From Whitby as you drop down into the village of Ruswarp the property is situated on the right hand side opposite the Old Hall.

Services: The property is understood to be connected to mains water, electricity and drainage.

Council Tax: Band 'B'
North Yorkshire Council.
Tel 01723 232323.

Post Code: YO21 1NH



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.

View all of our residential properties for sale on the internet website: www.rightmove.co.uk



Call us for a free appraisal of your property if you are considering selling



Tel: (01947) 602298

Fax: (01947) 820594