



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

3 CARR HILL LANE, BRIGGSWATH

Sleights ½ mile

Whitby 3 miles

(Distances are approximate)



A DETACHED 3 BEDROOM HOUSE SET IN AN ELEVATED POSITION OVERLOOKING BRIGGSWATH OFFERING WELL-PRESENTED SPLIT LEVEL ACCOMMODATION.

Entrance Hall, Double Bedroom, Master Bedroom with En-Suite, House Bathroom

Kitchen, Dining Room, Lounge

Lower Ground Floor: Double Bedroom, W.C/Utility, Integral Double Garage

Gardens to front and rear. Driveway.

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

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

A well-presented split level 3 bedroom detached house in a popular village, 3 miles from Whitby. With level access off Carr Hill Lane or more conventional access from Linden Close, this is a house which ticks many boxes, whether as a family home or something more suitable to retire to.

With southerly views across the lower Esk Valley, the accommodation has a light & airy feel particularly from the lounge and master bedroom. The house has the benefit of gas central heating and uPVC double glazing throughout and whilst the fittings are the original specification they are of good quality and well maintained.

Good access links are provided to Whitby, York and Teesside while Sleights can cater for all immediate needs with award winning butchers, central store, country pubs, tea rooms, doctor's surgery and primary school within reasonable walking distance.

Entering from Carr Hill Lane the accommodation comprises....

Hallway: L-shaped, the hallway gives access to the loft which has an electronic ladder and is partial boarded out. Panel doors lead off to

Bedroom: A double room to the front of the property.



Master Bedroom: To the rear, having a fitted suite of bedroom furniture, and elevated views over the estate to Briggswath and the lower Esk valley.

En-Suite Shower Room: Having a cream suite comprising shower cubicle with thermostatic shower, w.c and pedestal hand-basin.



House Bathroom: Having a white suite comprising panel bath with electric shower over, w.c and pedestal hand-basin. There is ½ tiling to the walls and an airing cupboard.



Kitchen: With window facing to the rear and inset spotlighting, the kitchen is fitted with a suite of pale oak faced units at base and wall level with laminate worktops. Fittings include a 1 ½ bowl stainless steel sink unit, electric oven and separate gas hob with concealed extractor cooker hood. There is space for fridge. A door links through to ...



Dining Room: To the front, with open arch through to the...



Lounge: A light airy room with a large window looking over the estate to Briggswath and the lower Esk Valley. There is a focal electric fire within a wood surround with granite inlay.



Lower Ground Floor

The staircase drops from the inner hallway to the entrance hall which gives access to the garden, driveway and garage. Doors off give access to...

Double Bedroom/ 2nd Living Room: A large double bedroom with window overlooking the garden. Currently used as a craft room, there is a fitted suite of bedroom furniture to one wall.



Utility Room/W.C: With plumbing for an automatic washing machine, hand basin and w.c.

Externally

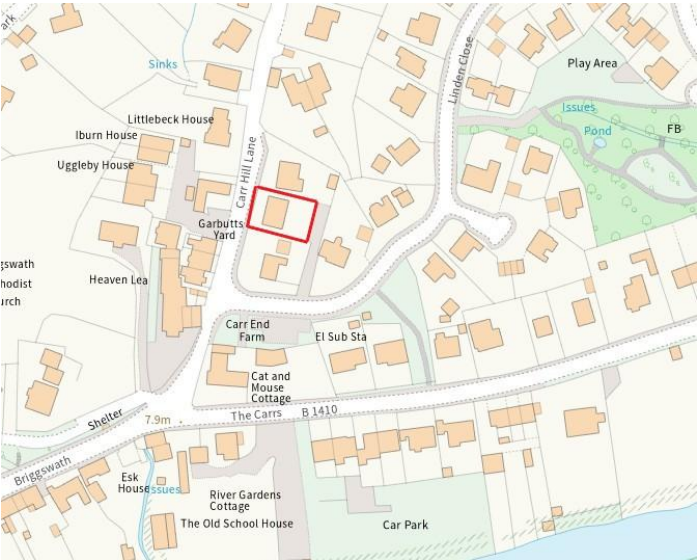
The front garden has a beech hedge facing onto Carr Hill Lane and is largely set to lawn with central paved path and steps to the side lead down the rear garden.

The rear garden and drive is approached off Linden Close, down a lane serving this and another property. The garden is set behind a low stone wall with raised panels and has a tarmac driveway to the integral double garage. The garden is largely set to lawn with flower borders and has steps up to the lower ground floor entrance and the paved patio area.

Integral Garage: A large garage having 2 up and over doors and light, power and water connected. The gas central heating boiler is situated here

GENERAL REMARKS & STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss 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: sofas.costly.between (Carr Hill Lane entrance)



Services: The property is connected to mains water, gas and electricity supplies, and to mains sewerage. The gas central heating boiler is situated in the garage

Council Tax: The house is assessed as band 'E'. North Yorkshire Council. Tel 01723 232323.

Planning: North Yorkshire Council: Tel 01723 232323

Post Code: YO21 1RS

Tenure: Freehold

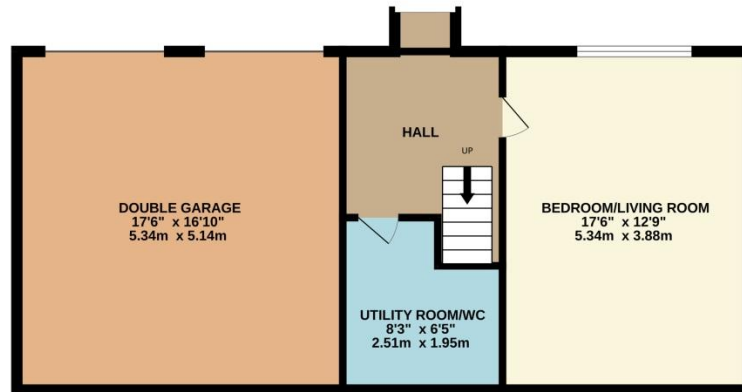
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	72 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

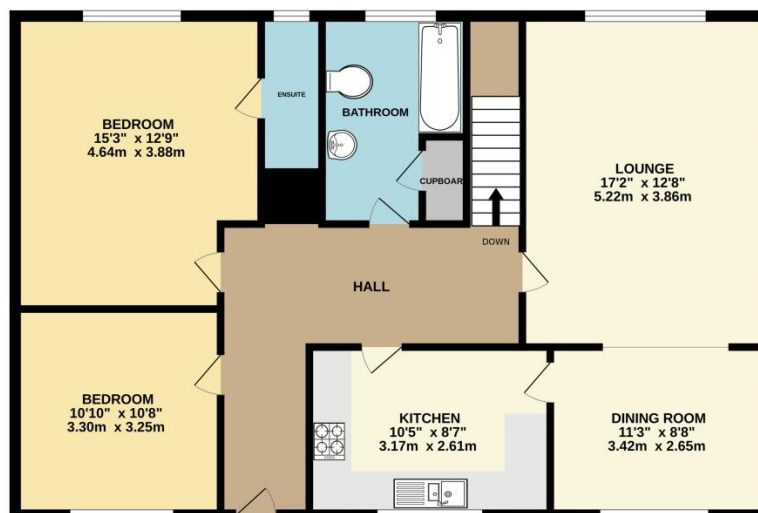
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any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



LOWER GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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