



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

5 MOORLANDS PARK, CASTLETON

Whitby 17 miles

Guisborough 9 miles

Stokesley 11 miles

Kirbymoorside 16 miles

(All distances are approximate)



A DETACHED 3 BEDROOM BUNGALOW SITUATED IN A SMALL CUL-DE-SAC WITH ELEVATED VIEWS LOOKING OVER TO DANBY DALE. WELL-PRESENTED THROUGHOUT WITH GENEROUSLY PROPORTIONED ROOMS AND A SHORT WALK FROM THE VILLAGE AMENITIES, THIS SHOULD BE A POPULAR CHOICE.

Accommodation:

Entrance Porch, Hallway, Dining Kitchen, Lounge, Conservatory, WC Cloakroom, Master Bedroom with En-Suite Shower Room, 2 Further Double Bedrooms, House Bathroom.

Externally: Double Garage and Driveway Parking, Boiler Room. Large Gardens, Store.

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

Set down a short cul-de-sac off the main High Street in this popular moorland village, this attractive bungalow sits in an elevated position commanding long views looking both down the Esk Valley and over Danby Dale. It is offered for sale with the benefit of no onward chain.

The property benefits from generously sized rooms throughout and has been very much improved by the current owners with uPVC double glazing and an oil central heating system, fitted bedroom furniture and eye-catching kitchens and bathrooms.

All the amenities of this popular moorland village are within easy walking distance including a primary school, general store and local pub as well as other smaller shops. Being in the centre of the NYMNP the village is surrounded by many popular walks and cycle routes whilst being close enough to the larger conurbations on Teesside to be within commuting distance.

Approached from the driveway, a path leads across the front of the property and down the left side of the house to the entrance porch where an inner door opens into...

Entrance Hallway: A broad entrance hallway with a corridor off gives access to all the principal rooms and there are 2 recessed cupboards for storage. Doors to ...



Dining Kitchen: A large room with windows to the side and rear, including a stylish modern suite of cabinets including a peninsular feature with quartz worktops. The units include an extensive array of appliances save for a fridge freezer which was freestanding. The dining area is large enough for a table to seat 6 and a connecting door opens through to



Lounge: A vast reception room with a window and sliding patio doors to the front looking down the dale and a broad window to the side looking down the valley. There is a gas fire and connecting doors to hallway and



Conservatory: Another huge reception space with 2 wide windows and part glazed double doors opening onto the driveway at the right side of the property and providing views down the Valley. The conservatory has empire fans and heating for use year-round.

WC: With a simple white suite and wash hand basin.

Bedroom 1: A double bedroom with a window overlooking the rear garden and an extensive arrangement of modern fitted bedroom furniture including wardrobes, drawers and cupboards.



En-Suite Shower Room: Fitted with a modern white suite comprising a large shower cubicle, bidet, WC and basin in vanity. Built in storage cupboard and window to rear.

House Bathroom: With a modern white suite including a d shaped shower-bath with a curved glass shower screen, low flush WC and hand basin. Linen storage cupboard. Window to rear.

Bedroom 3 / Office: Another large double bedroom with internal window facing into the conservatory and recessed wardrobes. This room has been used as a home office and has additional fitted desk, cupboards and drawers for extra storage.

Bedroom 2: A large double room with internal window facing into the conservatory and recessed wardrobes.



Outside

A brick paved driveway with recessed gate allows for easy off street parking and also provides access down to the right side of the house beyond the conservatory to where there is

Garage: A double garage with electric remote control door. Water light and power are connected and an inner door opens to:



Boiler Room: with a window and a half glazed door facing onto the rear garden the spacious boiler room has a sink and houses the Worcester oil combination central heating boiler.



There are beautifully kept gardens to 3 sides of the house laid principally to lawns with a number of mature shrubs and flowering borders. To the rear of the house is a small metal storage shed and a buik tank for the central heating oil.

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.

Directions: From Whitby take A171 to Guisborough. After Scaling Dam take the next left turn marked Danby and Castleton. Travel to Danby and take the right turn to Castleton. On entering Castleton travel up through the village, passing the shop on the right. Moorland Park is the first turning on the left with the property at the end of the cul-de-sac on the left.



Services: The property is understood to be connected to mains water, electricity and drainage. The property has oil central heating and bottled gas for the lounge fire. The property also has PV solar panels generating electricity.

Planning: The property falls within the administrative jurisdiction of North York Moors National Park.

Council Tax Banding: Band 'F' Approx. £3,493 for 2026/7. North Yorkshire Council. Tel 01723 232323

Post Code: YO21 2HE

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	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.



