

# RICHARDSON & SMITH

Chartered Surveyors

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## 16 HIGH TERRACE GLAISDALE, Nr WHITBY

*Whitby approx. 10 miles*



**A DELIGHTFUL STONE TERRACED COTTAGE STANDING ON THE MAIN STREET OF THIS POPULAR VILLAGE. THE COTTAGE OFFERS SPACIOUS 3 BEDROOM ACCOMMODATION WITH GARDEN AND STUNNING VIEWS OVER THE ESK VALLEY TO THE REAR – IDEAL FOR THE FIRST TIME BUYER OR YOUNG FAMILY**

Accommodation:  
Entrance Hall, Lounge, Kitchen  
1<sup>st</sup> floor: Landing, 2 Double Bedrooms, Single Bedroom, Bathroom.  
Garden to the rear

**Guide Price- £210,000**

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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

## PARTICULARS OF SALE

High Terrace is a row of attractive stone cottages, being one of the main streets in Glaisdale village. Whilst the cottage is basic it does enjoy stunning views to the rear both from the cottage and garden, whilst providing excellent well-proportioned 3 bedroom accommodation and being a short walk for local stores and facilities.

Glaisdale is a popular village within the North York Moors National Park and has many amenities including a post office, butcher's shop, pub, primary school, railway station and village hall. Situated in the heart of the National Park, on the route of the Coast to Coast, Glaisdale is popular with walkers and residents alike.

From the street, steps lead up to the half-glazed front door which opens into ...

**Entrance Hall:** With staircase to the first floor, under-stairs cupboard and panel doors to the...

**Lounge:** A cosy room with open fire set within tiled fireplace and window to the front



**Kitchen Diner:** With a basic range of units with inset stainless steel sink unit. There is space for an electric cooker and plumbing for an automatic washing machine window to the rear and door to the rear garden. There is a recessed alcove which current has an electric heater but could easily be the position for a range (as previously) or a wood burning stove. Off the kitchen is a large walk-in pantry part of which could easily be converted to a downstairs w.c, if that was required.

## 1<sup>st</sup> Floor

The staircase leads up from the entrance hall to a first floor landing with panelled doors opening to...

**Bedroom :** A double room with window to the front overlooking the street.

**Bedroom:** A large single with window facing to the front looking out across the street.



**Bedroom:** A large double bedroom with window to the rear enjoying beautiful views across the valley.

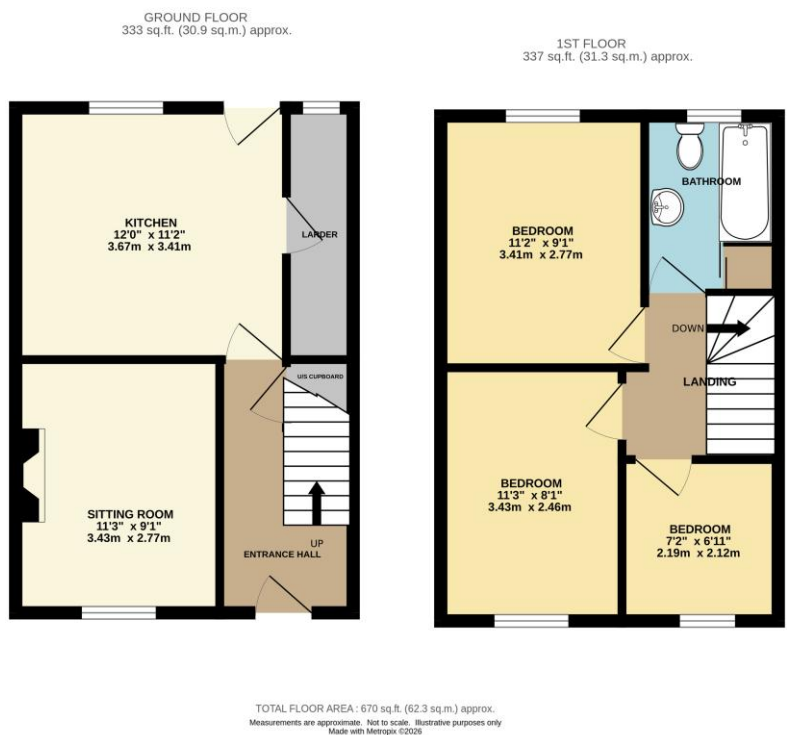


**Bathroom:** To the rear with fitted white suite comprising a bath with shower over, pedestal hand basin and low flush WC. There is a striped and varnished floor and a window faces to the rear

**Outside**

To the rear of the house is a private split level garden which has a concrete patio area immediately behind the house which then has steps down to the lawn garden which has a wide range of shrubs and affords views over the valley. There is a shed included in the sale.

It should be noted that cottage has independent access to the rear down the ginnel to the side of the house which services this and the neighbouring cottage and provides useful extra storage.



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## 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 Richardson and Smith's offices head out of town towards Guisborough on the A171 moor road. Turn left where signposted for Egton/Glaisdale. Drive through the first part of the village, past the tennis courts to the upper part of the village to High Terrace. The cottage lies on your right, halfway up the hill.



**What3words:** albatross.expiring.hits

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage.

**Council Tax Banding:** 'C' North Yorkshire Council. Tel 0300 1312131

**Postcode:** YO21 2PN

### 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.*



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