



# RICHARDSON & SMITH

Chartered Surveyors

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• Estate Agents

## 36 HIGH STREET, RUSWARP Nr WHITBY

*Whitby 1½ mile*



**AN IMPRESSIVE 3 BEDROOM DETACHED STONE BUILT HOME SITUATED OFF THE HIGH STREET IN THIS POPULAR VILLAGE ON THE OUTSKIRTS OF WHITBY.**

**OFFERING PARTICULARLY SPACIOUS ACCOMMODATION INCLUDING 3 RECEPTION ROOMS AND 3 GENEROUS DOUBLE BEDROOMS, THE HOUSE COMES WITH MANY ORIGINAL AND ATTRACTIVE FEATURES, WITH GARDENS TO FRONT AND REAR.**

**CLOSE TO VILLAGE AMENITIES, THIS IS A FAMILY HOUSE WORTH VIEWING**

Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Lounge, Conservatory, Kitchen, Side Entrance Lobby, Cloakroom.

1<sup>st</sup> Floor: Landing, 3 Double Bedrooms, Bathroom,

Outside: Gardens to Front & Rear.

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**PARTICULARS OF SALE**

A much loved family home, this impressive stone property offers generous accommodation with a flexibility that can only be appreciated on viewing, particularly the side entrance which is believed to have previously given access to a village shop in the current sitting room. The house has a light and airy feel with the many windows allowing natural light to flood in.

Well maintained throughout, there is still the opportunity to put one's own stamp on it, whilst the house has gardens to the front and rear which can prove to be a quiet and delightful sanctuary from the world outside.

Ruswarp sits just on the outskirts of Whitby, on the banks of the River Esk, with a nice riverside walk between the two as well as having its own amenities including a renown butchers, village pub, tourist attractions, primary school and railway station.

A central path from the front garden leads up to the:

**Entrance Hall:** With stairs leading up to the first floor, and panel doors off.



**Sitting Room:** A light airy room with 2 sash windows to the front with a further side window, staircase to the first floor, and door to the side lobby. The second staircase is in place as it is believed that this was once used as a shop.

**Side Entrance Lobby:** A spacious room, currently used as a bedroom, which could be suitable for a number of uses.

**Cloakroom-** With W.C and handbasin.



**Dining Room:** With stripped and varnished floor, coving to the ceiling, concertina doors into conservatory and open archway into the...



**Lounge:** Having a central stone fireplace with large basket grate and stone hearth, sash windows to the front aspect, coving to the ceiling and stripped and varnish floor.

**Conservatory/Garden Room:** With door to the rear and tiled floor which continues through to the...



**Kitchen:** The kitchen is generously proportioned with large window to the rear making for a light and airy room.

There is a range of base and wall units, with laminated working surfaces, inset acrylic sink unit and tiled splash-backs. There is an integral oven with gas hob over, plumbing dishwasher and space for fridge freezer.

**First Floor**

The staircase rises from the entrance hall splitting at the top giving access to the first floor landing and rooms.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

**Bedroom:** A large double bedroom to the rear with two sash windows and original fire grate.



**Bedroom:** Again a large double bedroom with two large sash windows to the front, stripped floor and original recessed fireplace within an Adam's style surround. There are built-in wardrobes to one alcove.



**Bathroom:** Having in a white suite with cast bath with shower and screen over, pedestal hand-basin and w.c. There are sash windows to the side and rear, a built-in cupboard within which is situated the gas central heating boiler and has room/plumbing for an automatic washing machine.



**Bedroom:** A smaller double bedroom, with sash windows to the side and front, stripped and varnished floor and staircase to the sitting room.

## **Outside**

The property is set back from the road behind a low stone wall with wrought iron balustrade and central gate. The front garden is has an attractive mixture of mature shrubs and plants with central path.

The rear garden/courtyard has a paved and wood patio area/deck with a small lawned area bordered by mature shrubs and trees. There is a small outside shed.

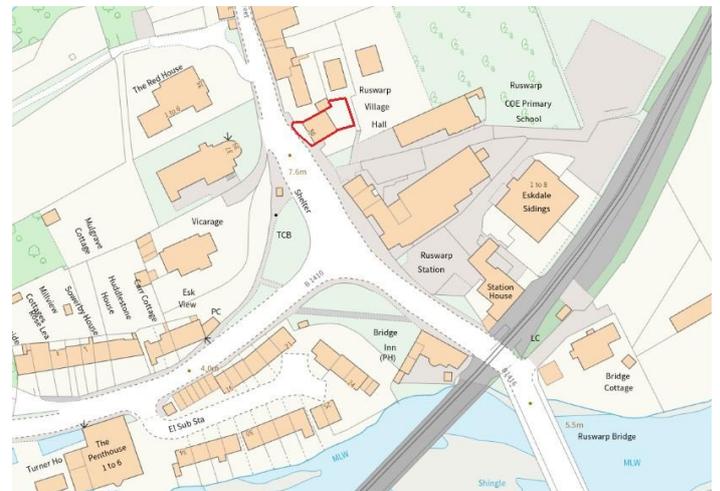
**PLEASE NOTE:** The driveway to the side over the property is not part of the property, although has been used for parking by the occupants of the house with the permission of the owner. There is access allowed to the rear garden.

## **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.

**Services:** The house is connected to mains water, electricity, gas and drainage. The property has a gas fuelled boiler located in the bathroom.

**Directions:** From the town centre towards Guisborough reaching the Four Lanes End roundabout. Take the first left towards Ruswarp, continuing along and down the hill into the village. Go past the butchers on the left to where the High Street narrows and as it opens up again the property is on the left hand side marked by the Richardson and Smith 'For Sale' board.



**What3words:** flask.commuted.incomes

**Tenure:** Freehold.

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

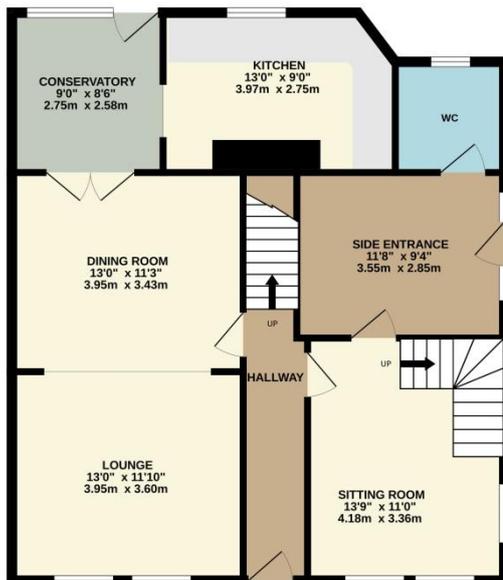
**Post Code:** YO21 1NH

## **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.*



GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.

