

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

80 WARD STREET, MOORSHOLM

Whitby 16½ mile

Danby 5½ miles

Guisborough 6 miles

Distances are approximate



A TRADITIONAL 3 BEDROOM MID-TERRACE COTTAGE, SET ON THE EDGE OF THE VILLAGE AND ENJOYING STUNNING VIEWS OVER OPEN COUNTRYSIDE AND ON TO THE MOORS FROM THE REAR. WELL MAINTAINED BUT NOW NEEDING SOME UPGRADING OF FIXTURES AND FITTING THE COTTAGE OFFERS A GREAT OPPORTUNITY TO PURCHASE INTO VILLAGE LIFE AT AN AFFORDABLE LEVEL.

Accommodation:

Entrance Porch, Inner Lobby, Kitchen, W.C. Dining Room, Lounge
Landing, 3 Bedrooms, Bathroom.
Yard to front. Garden to Rear.

OFFERS ON: £155,000

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PARTICULARS OF SALE

This spacious 3 bedroom cottage lies in the rural village of Moorsholm, just outside the boundary of the North York Moors National Park and within easy commuting of Guisborough and Teesside, but also convenient for the moors and coast.



Available with no upward chain, the property has the benefit of 2 reception rooms, downstairs W.C and kitchen with 3 double bedrooms and a modern first floor bathroom. The property has a useful yard to the front and a small but well stocked garden to the rear which offer stunning west facing views over open fields to the moors – the perfect place to sit and enjoy the beautiful countryside.

The house is well-maintained but could do with some upgrading of fixtures and fittings to bring it to modern day requirements. There is uPVC double glazing throughout and electric heating and whilst there is no parking with the property, there is on-street parking just a few yards away.



From the front yard, a glazed entrance door opens into the uPVC entrance porch/sunroom which has plumbing for an automatic washing machine. From here access is gained to the entrance lobby which has doors off to the kitchen, W.C and dining room. The kitchen has a range of base units and wall cupboards with laminated working surfaces, in set 1½ bowl stainless steel sink unit with space for oven and fridge freezer, and plumbing for a dishwasher.

The dining room is off the lobby and has an under-stairs storage cupboard, stairs to the 1st floor and a door into the lounge where there focal wooden fireplace with inset electric fire and double doors out the rear garden.



First Floor

The staircase from the dining room rises up to a split-level landing with doors opening to...

The bathroom which is half tiled and fitted with a modern white suite including a panel bath, separate shower cubicle, a WC with concealed cistern and a basin with vanity unit beneath.



The master bedroom is a double with a window to the rear and having a fitted air cupboard with hot water cylinder. The second bedroom is current set up with bunk beds and has a window to the front. The third bedroom is also to the rear and again is a small double.



Outside

To the front of the cottage is a small enclosed yard set behind a stone wall with gate access whilst to the rear there is an enclosed garden with paved patio with large borders with fence to the boundary and open views beyond.

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

GENERAL REMARKS AND 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 making an appointment to view this property.

Directions: From Whitby head towards Guisborough on the A171. Turn off the main road at Freebrough Hill, where signed for Moorsholm. Drive into the village and Ward Street lies immediately on the left with No 80 set around the back. (See Location Plan)

What3words: student.likening.parrot

Services: The property is understood to be connected to mains water, electricity and drainage. The cottage has electric heaters and a hot water cylinder with immersion heater.

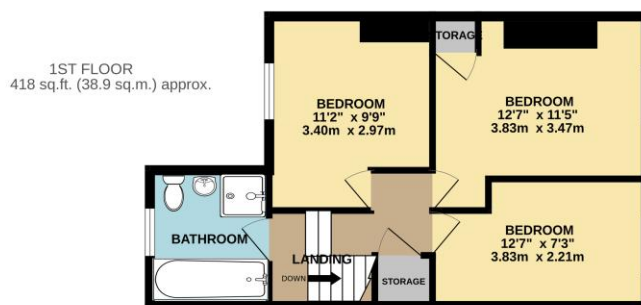
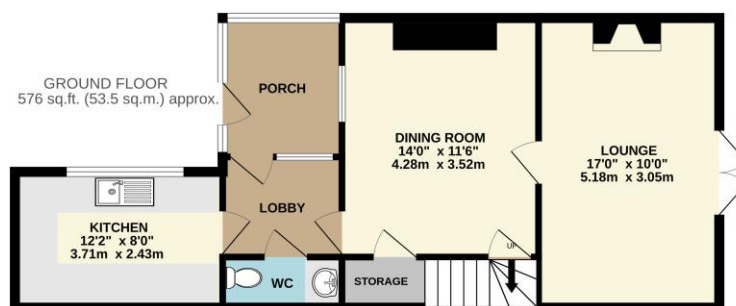
Council Tax: The property is band 'B' for Council Tax. Approx £1,886 payable for 2025-6. Redcar & Cleveland Council. Tel: 01642 774 774.

Post Code: TS12 3JD **Tenure:** Freehold



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.



TOTAL FLOOR AREA: 994 sq.ft. (92.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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