



BECK VIEW, 9 EASTON LANE, AINTHORPE

Ainthorpe Village

Whitby 16 miles

Guisborough 11 miles

Danby ½ mile



A 2 BEDROOM SEMI-DETACHED BUNGALOW, SET ON THE EDGE OF THIS QUIET VILLAGE IN THE UPPER ESK VALLEY IN THE HEART OF THE NATIONAL PARK. RIPE FOR MODERNISATION AND POTENTIALLY DEVELOPMENT WITH A LOFT CONVERSION, THIS PROPERTY COMMANDS FABULOUS VIEWS.

Accommodation

Hallway, Lounge, Kitchen, 2 Double Bedrooms, House Bathroom and Separate WC.
Garden to front and rear. Wooden shed.

Offers on £199,950

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PARTICULARS OF SALE

Beck View lies in a quiet location on the edge of Ainthorpe village, on the lane leading up towards Danby Castle. The property is a simple semi-detached bungalow and has been improved with uPVC double glazing, upgraded electrics and oil central heating, but still needs significant modernisation to fulfill its true potential

Built in the early 1960s the property is constructed out of a mock stone concrete block material with a concrete tile roof.

Although the front door opens directly into the hallway, at the rear of the property the most commonly used entrance is the side door opening directly into ...

The kitchen has a broad window to the rear, facing onto the garden and has a single cabinet with a stainless steel sink unit. There are a couple of built in wall cupboards, but essentially the property is ripe for a new fitted kitchen. There is a chimney on one side of the room and the oil central heating boiler is located in this room. Off the kitchen is a separate, shelved pantry with window to the rear.



The hallway has a half glazed door opening to the front garden and a hatch offers access to the insulated loft void. Internal doors open to ...



The lounge has a tiled open fireplace and a broad window offering fabulous views across the valley, up towards the moors.



Bedroom 1 is a double room with a broad window, also giving views across the valley up towards the moors on the far side of the valley, like the lounge.



Bedroom 2 is also a double bedroom, with a wide window looking onto the rear garden and back towards the road.



The property has a separate bathroom and WC which lie next to each other, both with windows to the side. These rooms could be amalgamated, if desired. They are fitted with a simple white suite and the bathroom houses the airing cupboard with the hot water cylinder.

Outside

Double gates from the road open onto a concrete path down to the rear of the property where the entrance door lies on the side. The rear garden slopes gently and is mainly grassed with a shrub border and some fruit bushes.



To the front, the property has a narrow garden with a hedge beyond which are open fields. A path leads down the side of the property, where there is a wooden garden shed connecting the front and rear gardens.



Planning

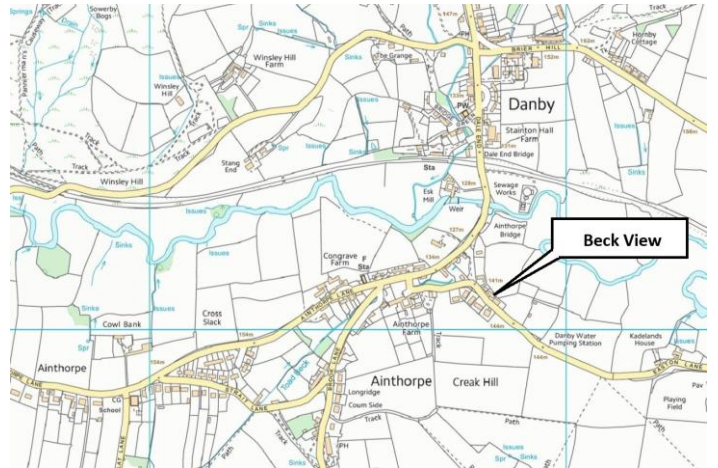
The adjoining property appears to have had a loft conversion and there would seem to be potential for development of that Nature at Beck View too, subject to the necessary planning and building consents. The property has a traditional roof void with about 9'3 height in the ridge.

Planning Authority: The North Yorks Moors National Park. Tel: 01439 770 657

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

GENERAL REMARKS AND STIPULATIONS

Viewing: 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 out of town on the A171 road towards Guisborough. Danby lies in the upper Esk Valley and Ainthorpe lies on the south side of the river. As you travel from Danby to Ainthorpe, cross the river and take the first road to your left. Beck View lies on your left hand side close to the edge of the village, marked by our 'For Sale' board.



Services: The property is understood to be connected to mains water, electricity and drainage. The property has oil fuelled central heating with the boiler in the kitchen. The bulk oil storage tank lies within the garden at the side of the house.

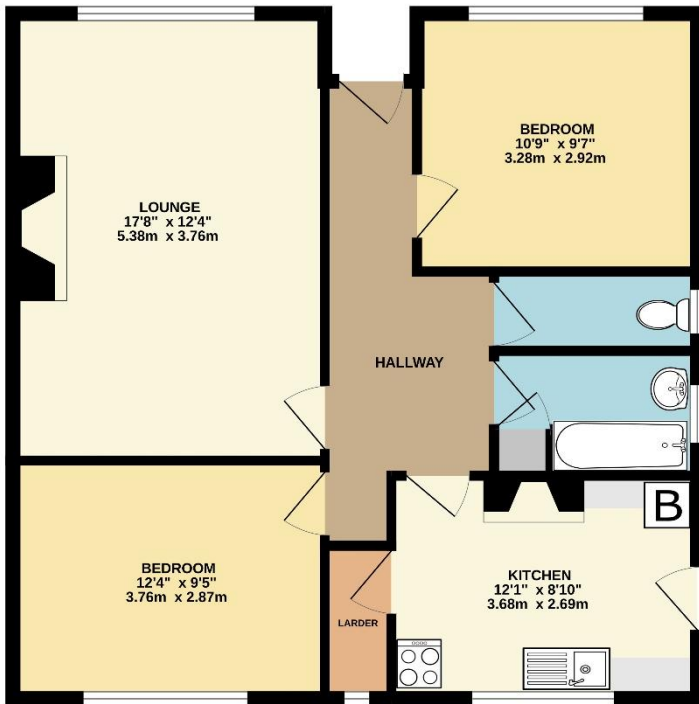
Council Tax Banding: 'D'. approx. £2,418 for 2026/7. North Yorkshire Council. Tel 01723 232323

Post Code: YO21 2LF

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.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026

TOTAL FLOOR AREA: 705 sq ft. (65.5 sq.m.) approx.

