

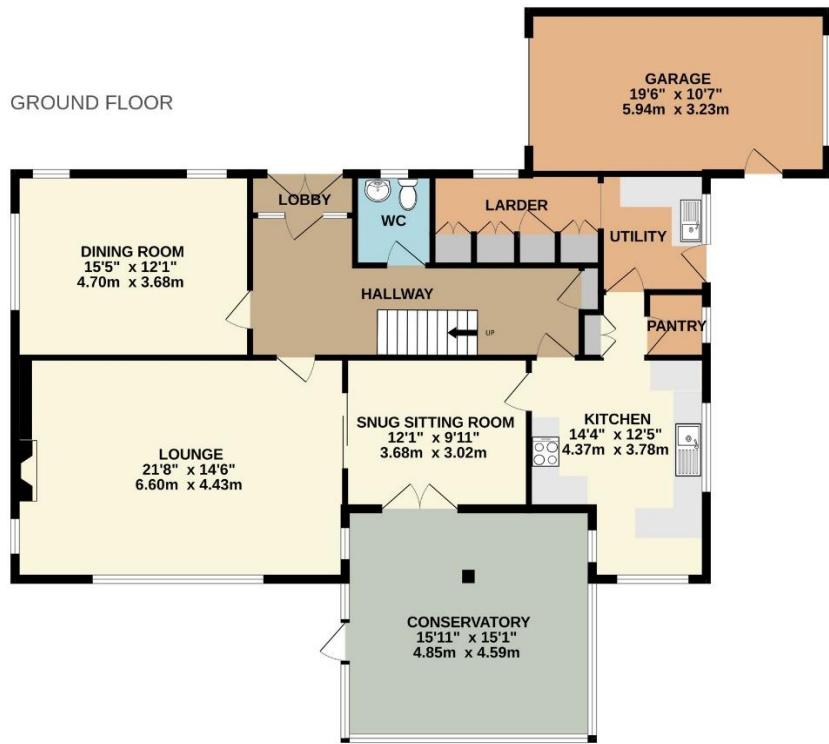
RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

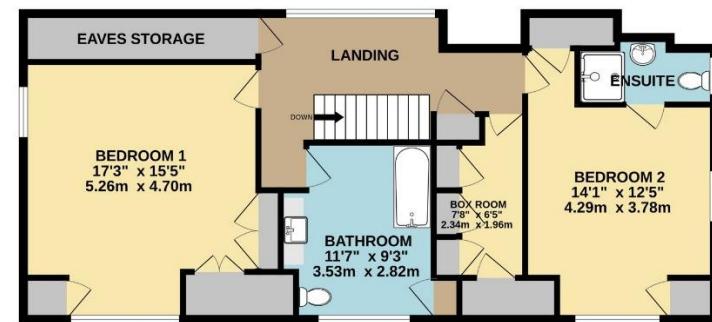


Applegarth, 23 Egton Road, Aislaby

GROUND FLOOR



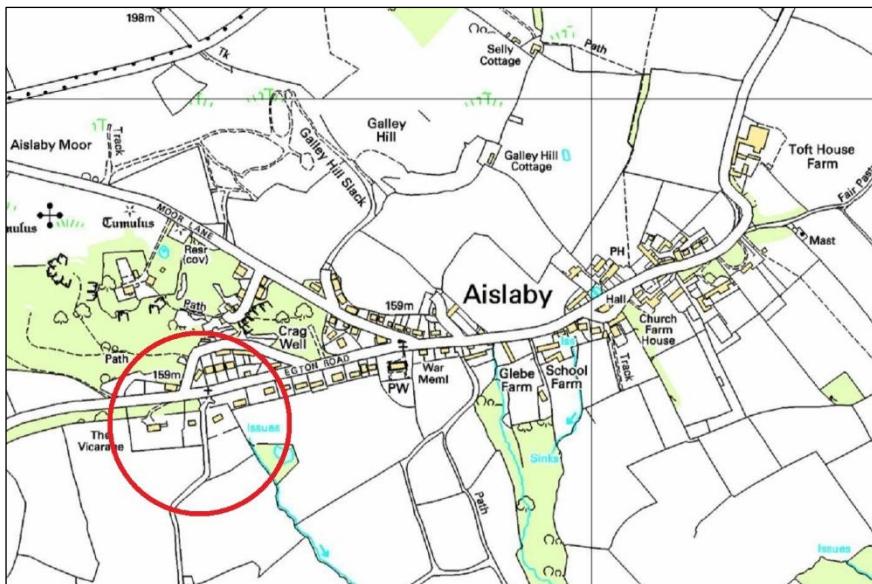
1ST FLOOR



TOTAL FLOOR AREA : 2455 sq.ft. (228.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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Applegarth, 23 Egton Road, Aislaby, Nr Whitby North York Moors National Park

Whitby 3 miles

Sandsend 3 miles

Pickering 22 miles
(All distances are approximate)

Guisborough 19 miles



A DETACHED 2-3 BEDROOM DORMER BUNGALOW STANDING IN GARDENS OF 1.35 ACRES WITH LONG SOUTHERLY VIEWS OVER THE LOWER ESK VALLEY. THE HOUSE IS SET ON THE EDGE OF THIS POPULAR NATIONAL PARK VILLAGE, JUST OUTSIDE WHITBY AND CONVENIENT FOR BOTH MOORS AND COAST.

Accommodation:

Lobby, Hallway, Dining Room, Lounge, Snug, Conservatory, Breakfast Kitchen, Utility, Larder & Pantry. WC Cloakroom.

1st Floor: Landing, 2 Double Bedrooms, House Bathroom & En-Suite Shower Room. Box Room.

Driveway & Garage. Shed, Greenhouse and Workshop. Huge gardens and grounds.



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

Built in around the 1970s, Applegarth is a detached modern stone-built house with uPVC glazing and a concrete tile roof. The house stands facing north, up towards the village road (Egton Lane) in a large plot with an integral garage. The northern end of the site being wooded and the southern end, being gardens. The property is set off a private roadway that leads down to Low Newbiggin, just to the south of Egton Road.

From the broad, block-paved driveway, double doors open into an entrance lobby with a tiled floor and half glazed inner door set in a glazed screen opening into

Hallway - housing the open-tread staircase to the first floor. Door opens to the dining room, lounge, kitchen and a WC cloakroom. Further doors open to recessed storage cupboards.



Dining Room – with a broad, double-glazed bay window to the side and 2 smaller windows to the rear, overlooking the driveway. Ceiling cornice and rose.

Lounge – with a wide window facing onto the rear garden and a smaller window to the side plus a small inner window facing into the conservatory. The focal point of the room is a broad, modern stone fireplace affair with a quarry tile hearth. Ceiling cornice and rose. Sliding glazed double doors open through to ...

Snug – a more cozily proportioned reception room with a door leading on to the kitchen and glazed double doors opening into the conservatory. Ceiling cornice and rose.



Conservatory – with a uPVC double glazed frame on low stone walls and a polycarbonate roof, the generously proportioned conservatory has a door opening onto a terrace overlooking the rear garden. roof a broad, double-glazed bay window to the side and 2 smaller windows to the rear, overlooking the driveway. Ceiling cornice and rose.

Kitchen – with windows facing to the side and rear, plus a small window facing into the conservatory. The kitchen is an irregular shape and fitted with a good quality suite of cabinets under granite worktops with a composite sink unit and integrated electric oven, hob and cooker hood. There is a small breakfast area overlooking the gardens, ceiling cornice and inset spot lights. A short corridor with recessed cupboard and a plate warmer has a door giving access to a step-in shelved pantry with a window to the side.



Utility – with window and half glazed door leading out to the side of the house and a range of units including a sink unit, offering positions for an automatic washing machine and tumble dryer. A doorway opens through into ...

Larder – with window to the rear, recessed storage cupboards and a window facing to the front onto the driveway.

WC Cloakroom – with pale coloured suite comprising a low flush WC and wash hand basin. Window to front.

First Floor

The open-tread hardwood staircase rises from the entrance hallway to a galleried landing, accompanied by a chair stairlift. The landing has a broad dormer window overlooking the driveway and the front of the property. Hatches to the eaves and loft void. Doors open from here to the bedrooms and to

Bedroom (1) – a larger double bedroom with window facing to the side and a further broad dormer window facing to the rear overlooking the back garden and across the valley. Built-in wardrobes and storage including hatches offering eaves storage access.

Bathroom – A generously proportioned bathroom with a dormer window facing to the rear. The bathroom has a pale-colored suite comprising: panel bath, matching pedestal wash basin and low flush WC. Ceiling cornice and rose.



Bedroom (2) – a modest double bedroom with windows to the side and a wide dormer window facing to the rear. A connecting door opens to:

En-Suite Shower Room - with tiled shower cubicle, pedestal wash basin, low flush WC and window to the side.

Box Room – converted to a small office, with recessed airing cupboards housing the hot water cylinder and a hatch to the eaves storage area.



Outside

The property has a broad block paved driveway for turning and parking, as well as running up to the front of the house and to

Garage – A single garage, built of stone with a flat roof, up and over door, window to rear and half glazed door to the side. Light / power is connected.

To the east side of the house there are gardens which include two wooden framed greenhouses and a timber garden shed. A further, larger, wooden workshop / garden shed lies down the rear garden, screened by trees and shrubs / high hedges.



The gardens have been particularly well attended to and really make the house something special. In total the plot extends to around 1.35 acres, most of which lies to the south side of the house sloping away from the property. There is terracing around the house and broader sweeps of lawn below bounded by hedges and interspersed with shrubs and trees. The northern end of the property is well wooded affording the property a fair degree of privacy.

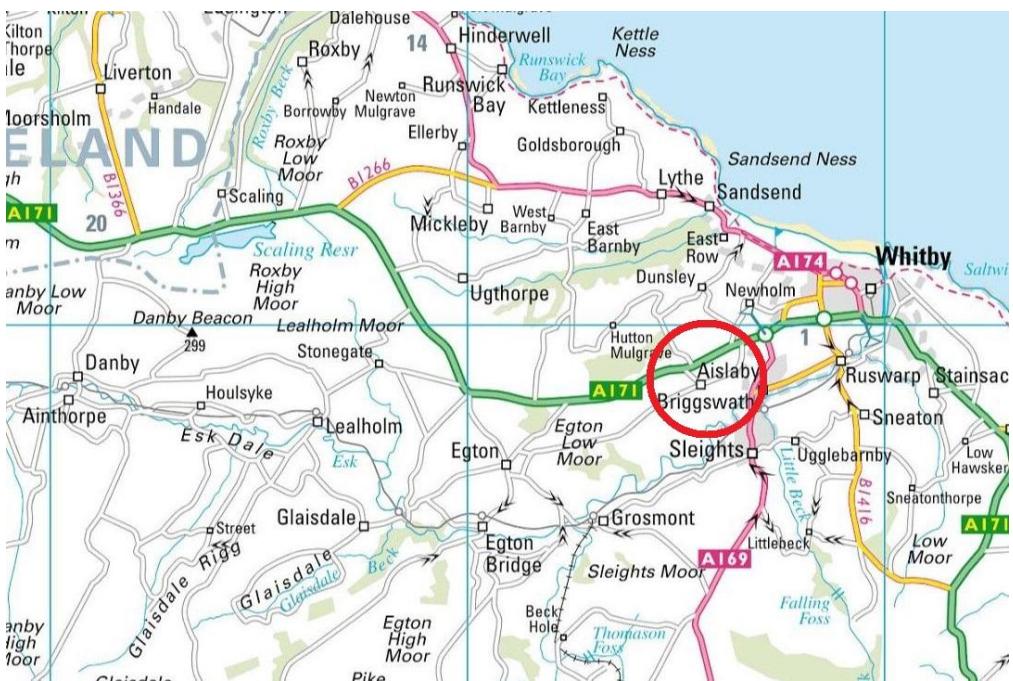


IMPORTANT NOTICE

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.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings are strictly by prior appointment through the selling agents. All interested parties should discuss any specific issues that may affect their interest with the agents' office prior travelling or making an appointment to view.



Directions: From Whitby, head out of town on the A171 towards Guisborough, passing the roundabout junction with the A169, before turning left where signed for Aislaby. Drive into the village, passing the village hall and turning left at the war memorial onto Egton Road. No.23 lies on your left hand side, being the first property off the road heading down the bank towards Low Newbiggin, where marked by the Richardson and Smith 'For Sale' board.

Services: The property is understood to be connected to mains water, electricity and mains drainage. The house has oil fueled central heating with a boiler located in the garage.

Planning: The property falls within the administrative area of the North York Moors National Park. Tel: 01439 770657.

Council Tax: Band 'F' Approx £3,493 payable for 2025-6. North Yorkshire Council. Tel: 01723 232323

Post Code: YO21 1SU

Tenure: Freehold.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	40 E	
21-38	F		
1-20	G		





23
APPLEGARTH