RICHARDSON & SMITH
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Chartered Surveyors • Auctioneers • Valuers • Estate Agents

"ALUM GARTH"
FRONT STREET, GROSMONT, Nr WHITBY

Whitby approx. 6 miles



A DETACHED 2 BEDROOM BUNGALOW ON THE FRONT STREET OF THIS POPULAR STEAM VILLAGE. ALTHOUGH IN NEED OF SOME MODERNISATION AND UPGRADING THE BUNGALOW IS ON A GENEROUS PLOT, AND IS OFFERED WITH VACANT POSSESSION AND NO UPWARD CHAIN.
OIL CENTRAL HEATING AND UPVC DOUBLE GLAZING.

Accommodation:
Entrance Porch, Lounge, Double Bedroom Inner Hallway, Double Bedroom,
Kitchen, Porch, Shower Room
Garden to front, side and rear. Garage & Driveway.

Guide Price: £250,000

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PARTICULARS OF SALE

Built for the vendors this detached bungalow offers generous 2 bedroom accommodation on a good sized plot. The fixtures and fittings are now a little dated but allow for any potential buyer to put their own stamp on the place and make a little piece of heaven in this popular village. There are generous gardens from which to enjoy the wonderful setting in this Esk Valley village, famed for its association with the North York Moors Steam Railway which is situated a few hundred yards away down the hill. There are local amenities not far away including a village store and local inn, whilst the large village of Sleights and Whitby itself is further down the valley

Entrance Porch: With access into the lounge.



Lounge: A well-proportioned light reception room with focal open fireplace within a tiled surround. There is a door off to the inner hallway.

Double Bedroom: To the front with windows to the side and front. There is fitted wardrobe and airing cupboard.



Inner Hallway: With doors off to all rooms including a larder and boiler room within which the oil fired central boiler is situated

Kitchen: Having wood effect base units and wall cupboards with laminated worktops and tiled splashbacks. There is an integral double oven, ceramic hob and inset stainless steel sink unit whilst there is space for a fridge and plumbing for an automatic washer. There is a door from here into the side porch.



Shower Room: With modern white suite comprising wash basin, WC and shower cubicle with wet walling and tiled walls. There is heated towel and window to the side



Bedroom: A double bedroom with window to the rear.

Outside

There is a generous garden to the front which has been the pride and joy of the vendor but has unfortunately has become untended. Paths lead to the front and side of the house and there is a large greenhouse included in the sale.

To the side of the property is a concrete driveway which leads to the….

Detached Garage: With wood doors and electricity connected.





There is side garden set to lawn with pathway through to the rear garden which is largely set to lawn with mature fruit trees and shrubs.

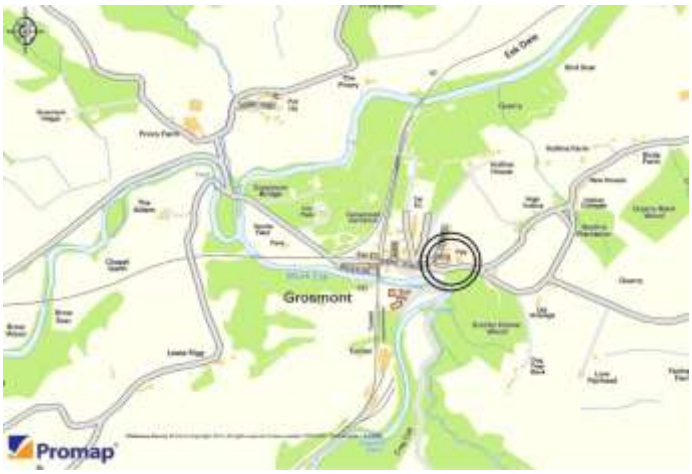


IMPORTANT NOTICE

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 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: The property is a detached bungalow situated on Front Street in Grosmont. Grosmont lies in the lower Esk Valley, along Eskdaleside, approximately 3 miles to the southwest of Sleights in North Yorkshire. The property is on the right hand-side as you go down the hill into the village, before you reach the turning onto Institute Row . See also location & boundary plans.



Services: The bungalow is connected to mains water, electricity, and drainage. The property has a oil fuelled boiler located in the boiler room off the inner hall

Tenure: Freehold

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

Post Code: YO22 5PF





GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

