



5 Ruswarp Lane | Whitby

BoultonCooper

## Features



Guide Price £210,000

BC  
Est. 1801

A three bedroom semi-detached house in need of modernisation and upgrading. The accommodation comprises entrance hall, spacious through sitting room with dining area and kitchen on the ground floor with three bedrooms and bathroom on the first floor. Externally there is a good sized garden to the rear with garden and good parking to the front. No 5 Ruswarp Lane is situated on the edge of the town and is within easy reach of the beautiful Esk Valley.

### **BEDROOM ONE**

12'2" x 10'9" max (3.71m x 3.28m max)

Built-in wardrobe, picture rail.

### **BEDROOM TWO**

10'8" x 10'5" (3.25m x 3.18m)

Built-in cupboard.

### **BEDROOM THREE**

8' x 7'3" (2.44m x 2.21m)

### **OUTSIDE**

To the front of the property there is a driveway which provides parking and gives access to a garage. The front garden is down to lawn with borders. Beyond the garage there is a range of various stores which give access to the rear garden which is a good size and comprises lawned area and ponds.

### **SERVICES**

Electricity, water and drainage.

### **EPC**

A full EPC is available in the Pickering office and online.

### **VIEWING**

By appointment through the agents. Telephone. 01751 472724.



### **ENTRANCE PORCH**

With uPVC double glazed front door and windows.

### **ENTRANCE HALL**

Staircase to first floor with storage alcove under; Creda electric storage heater.

### **SITTING ROOM WITH DINING AREA**

26'4" x 12'6" (8.03m x 3.81m)

Double aspect, multi-fuel stove on stone flagged hearth with timber mantle surround; television aerial point. Feature brick archway to dining area with feature brick built fireplace and corner extension, wash hand basin.

### **KITCHEN**

9'2" x (2.79m x)

Base and wall units including single drainer stainless steel sink unit with mixer taps, worktops. Electric cooker point, automatic washing machine.

### **SIDE LEAN TO**

Providing access to GARAGE, STORAGE AREA AND W.C.

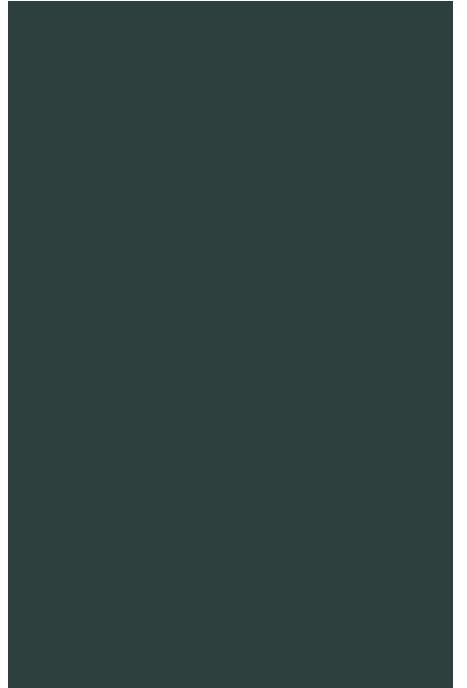
### **FIRST FLOOR**

LANDING: With access to roof void.

### **SHOWER ROOM**

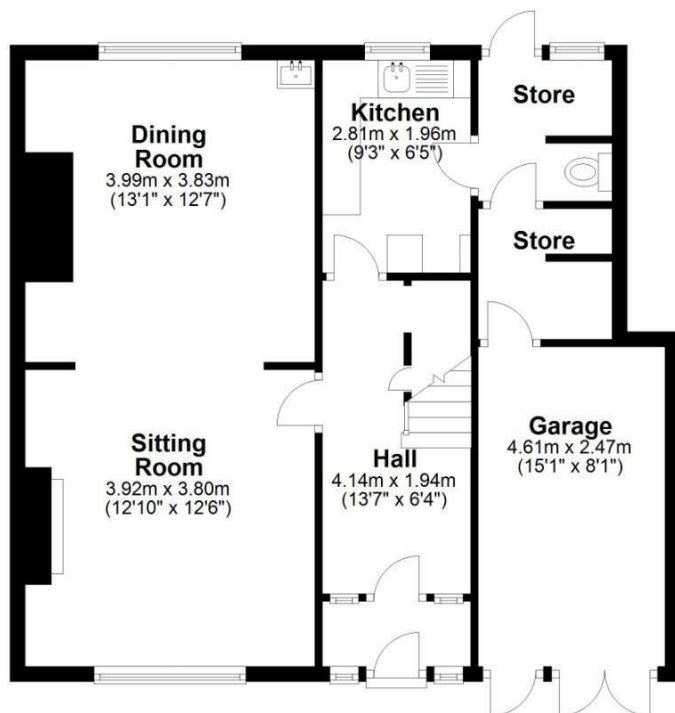
Shower cubicle, w.c., wash hand basin, storage cupboard.





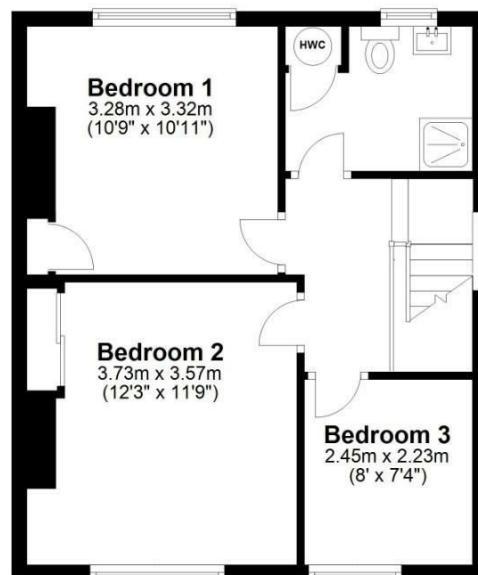
## Ground Floor

Approx. 65.1 sq. metres (700.5 sq. feet)



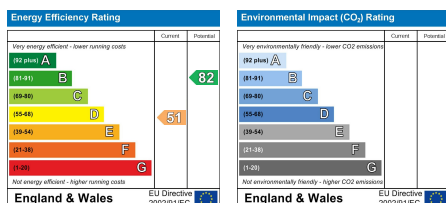
## First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



Total area: approx. 107.0 sq. metres (1151.2 sq. feet)

**5 Ruswarp Lane, Whitby**



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

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# BoultonCooper

**St Geroges House**  
**Pickering**  
**YO18 7AE**

**T. 01751 472724**

**E. pickering@boultoncooper.co.uk**



**boultoncooper.co.uk**



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