



## 5 Ruswarp Lane | Whitby YO21 1NB

- THREE BEDROOM SEMI DETACHED HOUSE
- GARAGE AND DRIVEWAY PARKING
- GOOD SIZED GARDEN
- SITUATED ON THE OUTSKIRTS OF WHITBY

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.



**Guide Price £210,000**



## 5 Ruswarp Lane | Whitby



### 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.

## 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)

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## 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

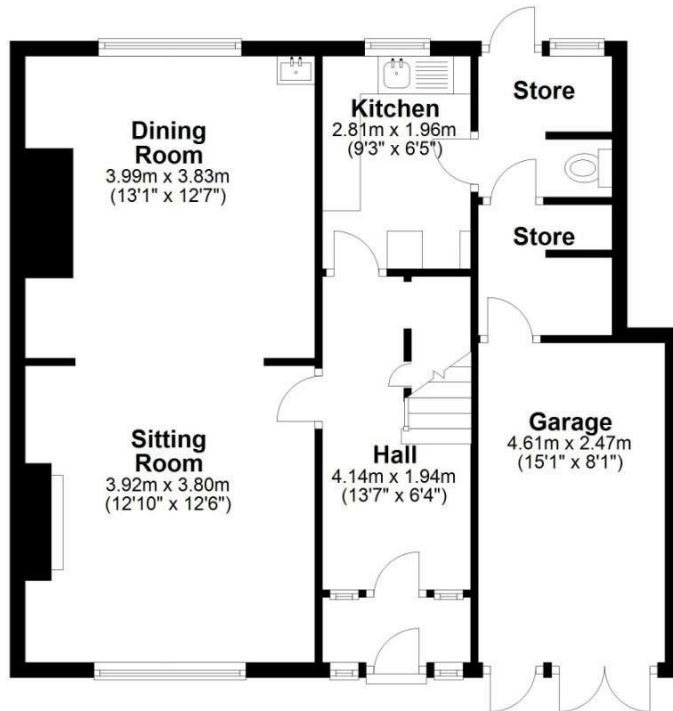
Electricity, water and drainage.



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## 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**

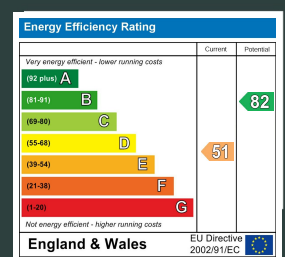
## VIEWING

Band C

## COUNCIL TAX BAND

## ENERGY PERFORMANCE RATING

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