

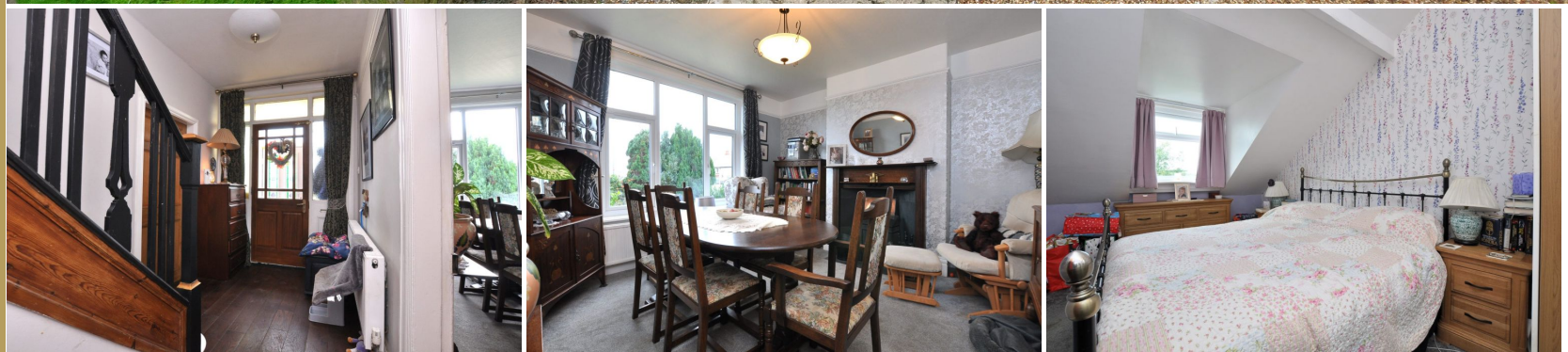


01947 601301



13 RUSWARP LANE,  
WHITBY

4 BED SEMI-DETACHED HOUSE



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## PROPERTY FEATURES

- Semi-Detached House with a Large Garden & Open Views
- 2 Reception Rooms with Fireplaces & Doors to the Garden
- Extended Kitchen with AGA and Modern Cabinetry
- 4 Bedrooms, 2 Bathrooms & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Large Garden that backs onto Open Fields

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

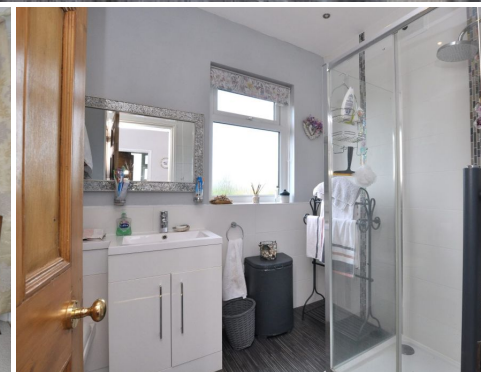
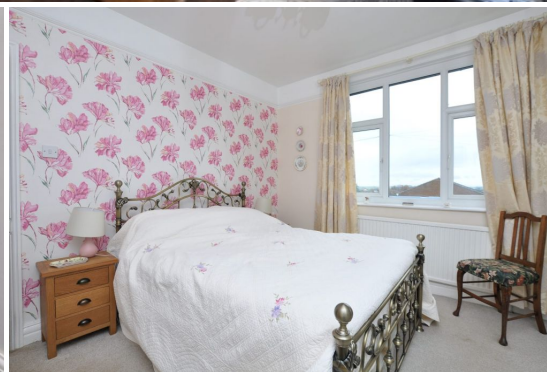
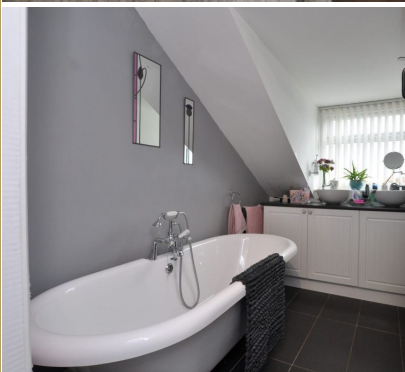
Parking: DRIVEWAY

Outside Space: GARDEN

Tenure: FREEHOLD

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13 RUSWARP LANE, WHITBY - 4 bed Semi-Detached House - £350,000





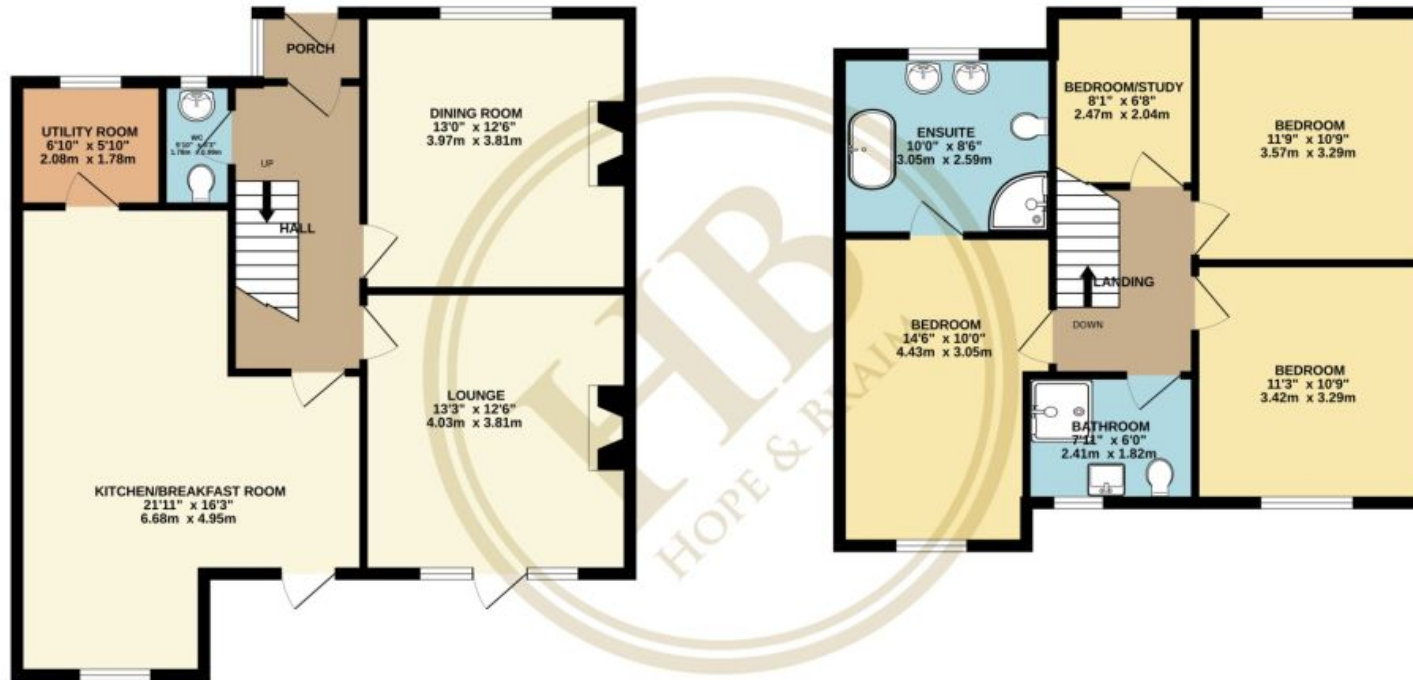
Hope & Braim are delighted to present 13 Ruswarp Lane in Whitby to the market. This is a traditional 1930's semi-detached house that has been extended and recently refurbished to create an ideal family home with a generous garden backing onto open fields on the edge of the town. The property has been extended to the side over the former garage which has been converted, plus the kitchen has been extended to the rear. Downstairs there are two reception rooms of equal size and both with fireplaces, the front being used as a dining room and the back one as a lounge. The kitchen has modern cabinets with granite worktops plus an AGA that gives this kitchen a real country style charm. There is also a useful utility room off the kitchen and a downstairs WC. Upstairs there are four bedrooms and two bathrooms comprising a principal bedroom with an en-suite bathroom, two further double bedrooms, and a single bedroom currently used as a home office. As part of the refurbishment the property has had new double-glazing and there is also modern gas central heating throughout. Outside there is a shared driveway that offers off-street parking, whilst to the rear there is a long garden that borders farmland.



13 RUSWARP LANE, WHITBY - 4 bed Semi-Detached House - £350,000

GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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