



01947 601301

2 MILL COURT, RUSWARP

1 BED STUDIO



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PROPERTY FEATURES

- Ground Floor Studio Flat within a Grade II Listed Former Mill
- Open Plan Living with River Views
- Fitted Kitchen with Pine Cabinets & Integrated Appliances
- Mezzanine Bedroom & Bathroom Suite
- Second Reception Room with a Bay Window
- Allocated Parking & Communal Riverside Gardens
- Lease Restriction that prevents Holiday Letting

Type: **STUDIO**
Availability: **FOR SALE**
Bedrooms: **1**
Bathrooms: **1**
Reception Rooms: **2**
Tenure: **LEASEHOLD**

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2 MILL COURT, RUSWARP- 1 bed Studio -£145,000



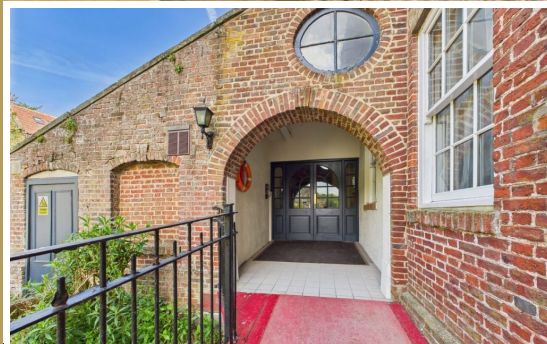
Hope & Braim are delighted to present 2 Mill Court, Ruswarp.

Perfectly suited for investors or first-time buyers, this charming apartment is set within a Grade II listed 18th-century water mill, converted in the early 1990s into a small, characterful development of apartments and cottages by a local builder.

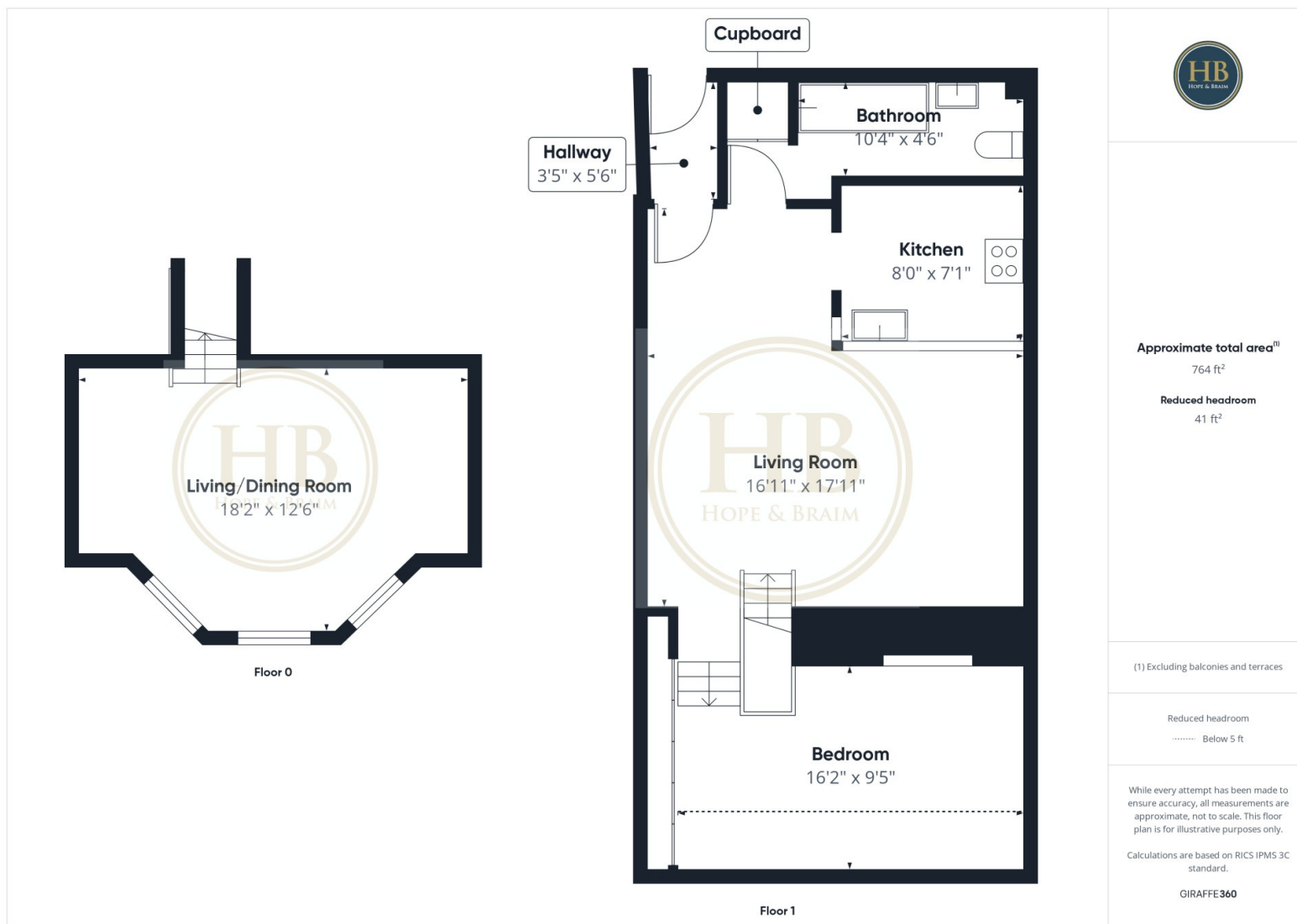
Located in the sought-after village of Ruswarp, just one mile from the popular seaside town of Whitby, the property enjoys a tranquil riverside position beside the River Esk — a rare find with excellent lifestyle and rental appeal.

The apartment is spread over three levels and accessed via a secure communal entrance with a telephone entry system. The main floor features an open-plan lounge and kitchen area, along with a modern three-piece bathroom. Upstairs, the double bedroom benefits from fitted wardrobes and two Velux windows for plenty of natural light. On the lower ground floor, a versatile space is currently used as a dining area or second lounge, offering picturesque river views.

With its historic charm, scenic location, and close proximity to Whitby, this property offers an excellent opportunity for buyers seeking a unique home or a strong addition to their investment portfolio.



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Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.