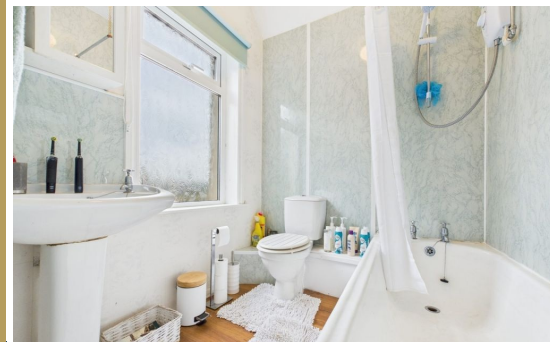




01947 601301

82A RUSWARP LANE

3 BED MAISONETTE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK





## PROPERTY FEATURES

- Upper Floor 3 Bed Spacious Maisonette
- Views To Open Field & Woodlands
- Large Terraced Garden At The Rear
- Comes With Its Own Parking Space
- Gas Central Heating & Double Glazing Throughout

Type: **MAISONETTE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **2**

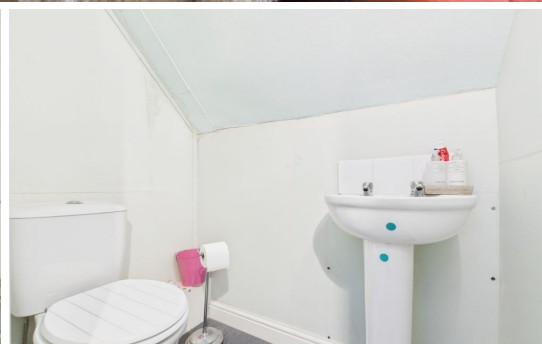
Parking: **ALLOCATED PARKING**

Outside Space: **GARDEN**

Tenure: **LEASEHOLD**

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82A RUSWARP LANE- 3 bed Maisonette -£220,000

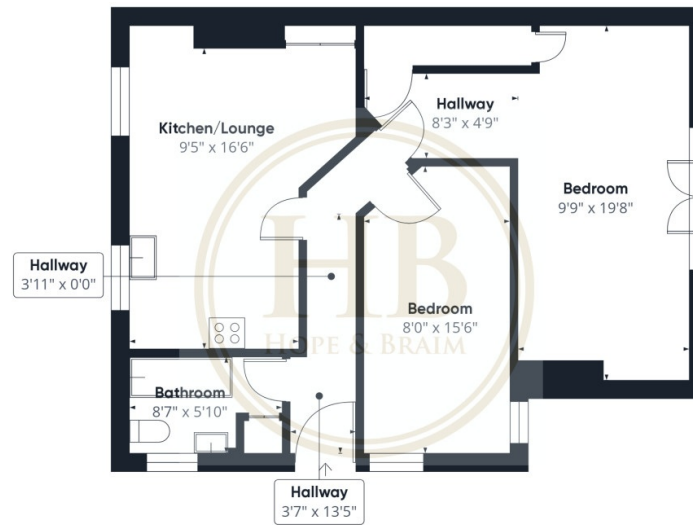




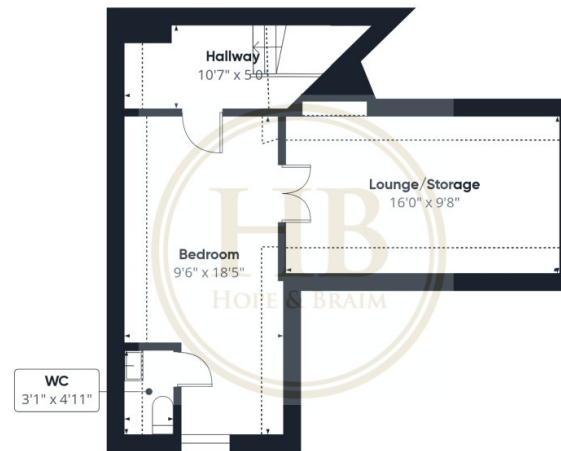
Hope & Braim are delighted to present 82a Ruswarp Lane in Whitby to the market. This property is sited on the edge of the town in the popular location of Ruswarp Lane, this 5 bedroom semi detached home was converted by the previous owner into two maisonettes, this property being on the upper floor. The property externally provides a pull in parking space for the sole use of the property and an enclosed rear garden, with the ground floor maisonette retaining the front garden and the driveway. This spacious maisonette would make an ideal home and there is scope for a buyer to make it their own. A viewing is highly recommended to fully appreciate the location and space on offer. When briefly described the property comprises of a hallway, family bathroom, kitchen/lounge, double bedroom & master bedroom which was previously the lounge. To the first floor there is a double bedroom, W/C and large storage area or second lounge. Externally there is a large terraced garden and to the front an allocated parking space. There are views of open fields and woodland from all windows. The property benefits from gas central heating & double glazing throughout.



82A RUSWARP LANE- 3 bed Maisonette -£220,000



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1030.54 ft<sup>2</sup>

Reduced headroom

91.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

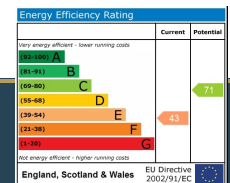
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

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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.

