



01947 601301

## APARTMENT 3, RED HOUSE, RUSWARP

2 BED APARTMENT



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## PROPERTY FEATURES

- First Floor Apartment within a Victorian House
- Elegant Lounge/Diner with Period Fireplace & Views
- Modern Kitchen with Shaker-Style Cabinets & Integrated Appliances
- 2 Bedrooms & 2 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Communal Garden & Allocated Parking
- 999 Year Lease from 2004 with a Service Charge of £1,400 per year
- Lease Restriction that prevents Holiday Letting

Type: APARTMENT

Availability: FOR SALE

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

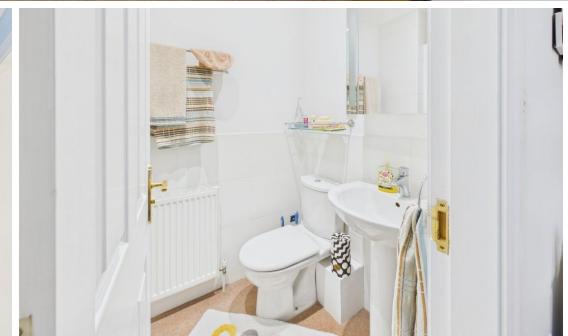
Parking: ALLOCATED PARKING

Outside Space: COMMUNAL GARDENS

Tenure: LEASEHOLD

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APARTMENT 3, RED HOUSE, RUSWARP- 2 bed Apartment -£225,000



Hope & Braim are delighted to present this charming first floor apartment, occupying an enviable position within a distinguished Victorian house in the picturesque village of Ruswarp. This beautifully presented property offers an ideal blend of period elegance and contemporary comfort, perfect for those seeking village life with excellent transport links to Whitby and beyond. The apartment features an elegant lounge/diner as its centrepiece, where the original period fireplace provides wonderful character whilst large windows frame delightful views across the village. The modern kitchen impresses with its Shaker-style cabinetry and comprehensive range of integrated appliances, creating a practical yet stylish space for culinary endeavours. Accommodation comprises two well-proportioned bedrooms, complemented by a family bathroom and the added convenience of an en-suite shower room to the second bedroom. Throughout, the property benefits from gas central heating and double-glazing, ensuring year-round comfort and efficiency. Externally, residents enjoy access to a pleasant communal garden, ideal for enjoying the Yorkshire sunshine, alongside the convenience of allocated parking—an asset in this sought-after location. The property is held on a 999-year lease from 2004 with a modest service charge of £1,400 per annum, providing long-term security and peace of mind. Prospective purchasers should note that the lease contains a restriction preventing holiday letting, making this an ideal permanent or investment residential property. Ruswarp itself offers an enviable lifestyle, positioned on the River Esk with excellent rail connections to Whitby and Middlesbrough, whilst the village amenities and stunning surrounding countryside provide the perfect backdrop for comfortable North Yorkshire living.



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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. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. 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.

