



01947 601301



55 CARR HILL, BRIGGSWATH

3 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached House with Stunning Views
- Period Home that Requires Refurbishment
- Features include High Ceilings & Fireplaces
- 2 Well-Proportioned Reception Rooms
- 3 Double Bedrooms & 1 Bathroom
- Oil Central Heating & Double-Glazing & Doors
- Garden with South-Facing Patios & Views
- Off-Street Parking with Potential to Build a Garage

Type: **SEMI-DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **2**

Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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55 CARR HILL, BRIGGSWATH- 3 bed Semi-Detached House -£295,000



Hope & Braim are delighted to present this characterful semi-detached period property occupying a superb position on Carr Hill Lane in Briggswath, offering an outstanding opportunity for those with the vision and appetite to restore a home of genuine architectural quality. The property retains a wealth of original features that speak to its heritage, most notably the high ceilings that lend each room a real sense of proportion, and the decorative ceiling mouldings and fireplaces that distinguish both reception rooms. The ground floor offers two well-proportioned reception rooms, each carrying these period details with quiet elegance, alongside a kitchen and a convenient cloakroom/WC. Oil central heating and modern double glazing has been fitted throughout, providing a practical foundation from which a full programme of refurbishment can be undertaken with confidence. The first floor provides two double bedrooms, a family bathroom and a separate WC, whilst the second floor offers a further double bedroom, making good use of the accommodation across the upper storeys. To the exterior, the south-facing garden is a particular asset, incorporating patio areas that capture the sun and frame the far-reaching views that are among the property's most arresting features. Off-street parking is provided, with scope – subject to the usual consents – to extend this provision with a garage. Briggswath is a small and highly regarded village situated in the Esk Valley, within easy reach of Whitby and with access to the surrounding North York Moors countryside on the doorstep. The combination of a tranquil setting, elevated views, and a home awaiting sympathetic restoration makes this a prospect of real merit.



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Approximate total area⁽¹⁾
1643 ft²
Reduced headroom
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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