



01947 601301



## HIGHBURY, ROBIN HOODS BAY

3 BED DETACHED HOUSE



[WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK](http://WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK)



## PROPERTY FEATURES

- Detached House with a Garden & Parking
- Lounge/Diner with Bay Window & Fireplace
- Kitchen with Integrated Appliances & Utility Room
- 3 Bedrooms & 1 Family Bathroom Suite
- Gas Central Heating & Double-Glazing Throughout
- Lawned Garden with a South-Facing Patio
- Gravelled Driveway with Off-Street Parking
- Located on a Private Road close to the Methodist Church
- Holiday Let that comes Fully Furnished

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

**01947 601301**

[www.hopeandbraimstateagents.co.uk](http://www.hopeandbraimstateagents.co.uk)



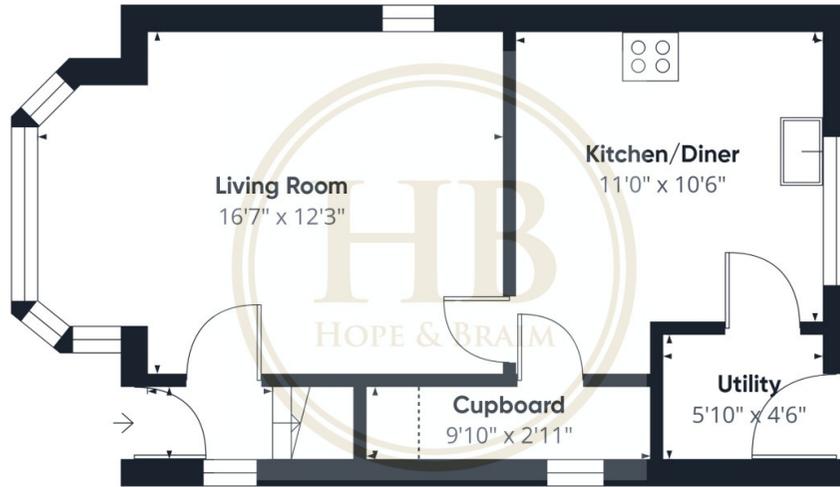
HIGHBURY, ROBIN HOODS BAY- 3 bed Detached House -£349,950



A Charming Detached Home on a Quiet Private Road in Robin Hood's Bay Occupying a peaceful position on a private road close to the village's well-known Methodist Church, this brick-built detached house offers comfort, practicality, and coastal charm in one of the most beloved villages on the North Yorkshire coast. Whether sought as a fully operational holiday let or as a permanent residence for those looking to retire by the sea, this property makes a strong case for itself on both counts. Extending to approximately 750 square feet, the accommodation is well-considered throughout. The lounge and dining room provides a welcoming reception space, with a bay window flooding the room with natural light and a fireplace lending warmth and character to the colder months. The kitchen is fitted with integrated appliances and complemented by a useful utility room, a practical addition that proves its worth in daily life. Three bedrooms and a family bathroom suite complete the upper floor arrangement, with gas central heating and double-glazed windows ensuring year-round comfort. Outside, the property continues to impress. A lawned garden leads to a south-facing patio, an enviable feature that captures the best of the Yorkshire sunshine, while a gravelled driveway provides convenient off-street parking, a commodity not to be underestimated in Robin Hood's Bay. Available fully furnished, the property is ready to generate income from the outset. Yet its qualities as a permanent home are equally evident, positioned within easy reach of the cliff path, the beach, and the village's characterful array of independent shops and cafés that make Robin Hood's Bay so enduringly special.



HIGHBURY, ROBIN HOODS BAY- 3 bed Detached House -£349,950



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
753 ft<sup>2</sup>

Reduced headroom  
5 ft<sup>2</sup>

(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.

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.

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.

