

HENDERSONS



RIVER VIEW HOUSE, RUSWARP

Guide Price £475,000



ABOUT THIS PROPERTY

Hendersons introduce River View House, a lovely three bedroom detached family home elevated above, and enjoying spectacular views over the River Esk, Ruswarp village and rolling fields beyond. Approach to the property is by timber gated driveway, from Glen Esk Road via Sneaton Lane. Double entrance doors welcome you into the hallway which has a cloakroom/W.C just off. The ground floor comprises a reception room/diner overlooking the pretty front garden with log burning stove, and a contemporary kitchen with grey gloss units, oak worktops and built-in appliances. There is also a large utility room accessed from the kitchen which spans the length of the house and provides useful storage. Up the stairs there is a huge lounge that sits to the front that has big windows to soak in the wonderful views. Additionally there are three double bedrooms and a contemporary house bathroom that includes a bath, separate shower, W.C and hand basin. A further W.C with hand basin is just off the landing. The property is set within a generous plot with gardens that flow all the way around enclosed by high hedges and fencing to offer private outside space. The well-established gardens include mature plants, fruit trees and a paved seating area together with timber tool store and summerhouse. There is a wider than average integral garage and the driveway provides private parking for three vehicles. A new Worcester Bosch oil-fired condensing boiler was installed in September 2022. Ruswarp is a small village situated on the fringe of Whitby and is perfect for those looking for a quiet village location but within short reach of Whitby. There is a variety of amenities such as a primary school, train station, popular butchers, local shop and village pub. A short stroll alongside The Esk takes you in to Whitby town direct. To arrange a viewing, call Hendersons today!



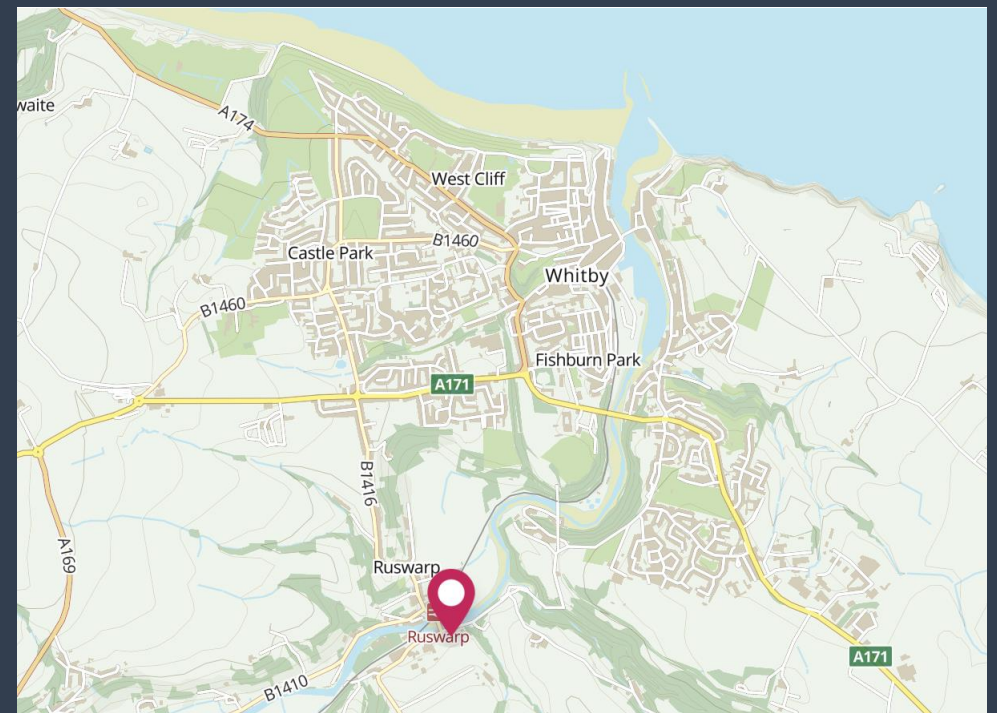
Key information about this property...

EPC Rating: F

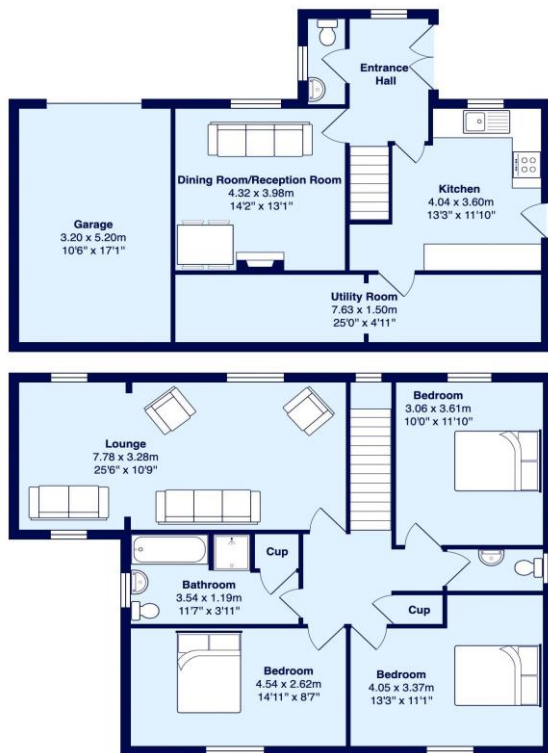
Property Tenure: Freehold

Property Reference: 2537

Services: All mains connected except mains gas



**Want to book a viewing of this property call
one of our property advisors on 01947 60 26 26
Monday to Friday – 9am to 5.30pm
Saturday – 9am to 4pm**



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