



Inglebys

Estate Agents



28 Ellerby Lane

Runswick, TS13 5HS

£465,000



This spacious, detached residence is located on the picturesque Ellerby Lane, Runswick, well known for its stunning surroundings and views of the countryside and sea.

With extensive gardens, a grand entrance hall, two spacious reception rooms, four sizeable bedrooms as well as an additional boarded attic room, an extended kitchen and separate utility room.

The surrounding area is renowned for its incredible landscapes and serene environment, making it an ideal setting for families or individuals looking to escape the hustle and bustle of city life. Runswick itself is a quaint village, offering a sense of community, all located on the edge of the North Yorkshire Moors National Park and within a short driving distance to the world famous town of Whitby.

This property on Ellerby Lane is a unique opportunity to create a tailored home in a stunning setting. Call us today to arrange your viewing appointment.



Tenure: Freehold
 Council Tax: Redcar & Cleveland Band E
 EPC Rating: Awaiting assessment

Entrance Hallway

Wooden entrance door with stained glass detailing.
 Solid wood flooring.

Living Room 15'6" x 12'5" (4.74 x 3.8)

Double glazed bay window to the front aspect.
 2x double glazed windows to the rear aspect.
 Open fireplace.

Dining Room 12'11" x 11'1" (3.95 x 3.40)

Double glazed bay window to the front aspect with stained glass.
 Solid wood flooring.

Kitchen 16'11" x 10'9" (5.18 x 3.28)

Extended to the rear with two double glazed windows and a velux, allowing in plenty of natural light.
 A range of fitted wall and base units with marble effect roll top work surfaces.
 Wall mounted, vertical radiator.
 Ceramic tiled flooring.
 Space for a Range cooker.
 Plumbing for a dishwasher.
 Doorway to the utility room.
 Patio doors, opening to the rear garden.

Utility Room 6'9" x 7'7" (2.06 x 2.32)

Double glazed window to the rear aspect.
 Overhead storage cupboards.
 Plumbing for a washing machine.
 Butler sink with a mixer tap.
 Ceramic tiled flooring.

Ground Floor Shower Room 5'8" x 7'7" (1.75 x 2.33)

Double glazed, frosted window to the side aspect.
 Low level WC.
 Pedestal wash hand basin.
 Wood panelling to the walls.
 Glass shower enclosure.
 Tiled flooring.

First Floor Landing

Double glazed window to the side aspect.
 Staircase to the attic room.

Family Bathroom 6'0" x 7'6" (1.84 x 2.3)

Double glazed window to the rear aspect.
 Fully tiled walls and flooring.
 Pedestal wash hand basin.
 Panelled bath with shower over and glass shower screen.

WC 2'6" x 4'3" (0.78 x 1.3)

Double glazed window to the rear aspect.
 Low level WC.
 Tiled flooring.

Bedroom One 12'6" x 12'4" (3.83 x 3.77)

Double glazed window to the front aspect with stunning countryside and sea views.
 Feature fireplace.

Bedroom Two 12'5" x 11'5" (3.81 x 3.49)

Double glazed window to the front aspect with stunning countryside and sea views.
 Built in wardrobes with mirrored doors.

Bedroom Three 11'5" x 9'1" (3.5 x 2.79)

Double glazed window to the rear aspect with stunning countryside views.
 Feature fireplace.

Bedroom Four 7'5" x 7'3" (2.28 x 2.22)

Double glazed window to the front aspect with stunning countryside and sea views.

Attic Room

A spacious room with 4x Velux windows.
 Radiators and lighting.
 Eaves storage cupboards.

Rear Garden

The spacious garden to the rear of the property is mainly laid to lawn, with a selection mature shrubs, trees, plants, a fishpond and even a private seating area.

Front Garden

The front garden is mainly laid to lawn with a selection of mature shrubs, trees and plants.

The driveway provides off street parking for several vehicles and access to the detached garage.

Detached Garage

Brick built with up and over door.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.