



## 12 FIELD CLOSE, WHITBY



**A 4 BEDROOM DETACHED FAMILY HOUSE STANDING IN A SPACIOUS PLOT ON THE EDGE OF WHITBY GOLF COURSE, ENJOYING LONG VIEWS DOWN TOWARDS THE COAST AT SANDSEND. THE PROPERTY OFFERS SCOPE TO CREATE A WONDERFUL FAMILY HOME, BUT THE SITE OFFERS POTENTIAL FOR DEVELOPMENT, SUBJECT TO PLANNING.**

Accommodation:

Entrance Hall, Study, Hallway, Sitting Room, Dining Room, Breakfast Kitchen, Cloakroom  
4 Double Bedrooms, Bathroom and Separate Cloakroom. Integral Garage. External Store.  
Spacious garden to front and rear with 'off-street' parking

## PARTICULARS OF SALE

The property comprises a 4 bedroom detached house standing in a plot of approx. ¼ acre of gardens. Standing in a residential cul-de-sac in a leafy part of this former RAF estate on the edge of the town, this is one of the houses built for the senior officers, overlooking the adjacent golf course with views down towards the coast and the sea.

With spaciouly proportioned rooms and stunning views this is a good house, that could with some refurbishment and updating make a stunning family home. Alternately, the house has further development potential, subject to planning.

Approached from the path running through the front garden a half-glazed uPVC entrance door opens into...

**Entrance Hall:** The entrance porch has a window to the side, vinyl floor covering and a glazed inner door set in a glazed screen opening into the hallway. A part glazed door opens into...

**Study: 8'11 x 5'11** The study has a window facing out to the front and a further borrowed light window from the cloakroom. Electric storage heater.

**Hallway:** The hallway has a staircase rising to the first floor with understairs storage cupboard. Doors open to all the ground floor rooms and there is a spacious cloaks cupboard with sliding doors. Electric storage heater.

**WC Cloakroom:** The L-shaped cloakroom has a WC and corner wash hand basin. Extractor fan and borrowed light window to the study. Chrome heated towel rail.



**Sitting Room: 15'11 x 13'6** The large sitting room has a wide bay window facing out into the rear garden with glazed double doors opening onto the patio. The focal point of the room is a mock stone fireplace and hearth with an electric fire unit. Fitted carpet, electric storage heater. Glazed double doors open through to ...



**Dining Room: 12'10 x 10'11** The dining room has a wide window to the rear, electric storage heater and a fitted carpet. There is a serving hatch from the kitchen and ceiling cornice. A door opens to the hallway and a further door leads through to...



**Breakfast Kitchen: 24'4 x 8'4 widening to 12'7 then narrowing to 7'1** The irregularly shaped kitchen has windows overlooking the front and rear gardens as well as facing to the side down towards the sea. A door opens to the side porch and further doors open to the integral garage and hallway.

**Kitchen Area:** The kitchen is fitted with a simple range of kitchen cabinets at wall and floor level including drawers, under laminate worktops. The kitchen is plumbed for an automatic dishwasher and washing machine and has an electric cooker point. There is a stainless steel double bowl sink unit. Built-in larder cupboard.

**Breakfast Area:** Electric storage heater and corner storage cupboard.

**Side Porch: 5'4 x 5'0** With external doors opening to both the front and rear gardens.

### **First Floor**

The staircase from the entrance hallway rises to the T-shaped first floor landing in 2 flights, via a half landing with a double window facing to the front. The landing has a wide recessed cupboard housing the dual hot water cylinders and a separate linen storage cupboard. A hatch gives access to the roof void and doors open to ...

**Bedroom 1: 18'9 x 9'2 widening to 12'10** The main bedroom is a spacious L shaped double room with 2 windows facing to the front of the property. A shower cubicle is built into the corner of the room with an electric Triton shower unit. There is also a wash hand basin and a recessed wardrobe with cupboard over.

**Bedroom 2: 15'4 x 11'0** A double bedroom with 2 windows facing out over the rear garden. Electric storage heater, twin built in wardrobes with cupboards over, wash basin.

**Bedroom 3: 11'0 x 10'9 (max)** The third bedroom has a window to the rear, electric storage heater and a recessed wardrobe and cupboard.

**Bedroom 4: 11'0 x 8'9 (max)** The fourth bedroom has a window facing to the rear, electric storage heater and recessed wardrobe and cupboard.

**Bathroom: 9'1 x 6'7 (max)** The bathroom has a white bathroom suite comprising a panel bath with mixer taps and shower hose over and wash hand basin. Window to the side aspect, part tiled walls. Electric chrome heated towel rail and wall mounted electric bar heater.

**Separate WC Cloakroom:** The cloakroom has a window to the side and a white WC with a low-level cistern.



### **Outside**

The front garden is laid mainly to lawn with a Y shaped driveway leading up to the integral garage and providing off street parking.

**Integral Garage: 16'9 x 9'0 (internal)** A single garage with a part glazed up and over door to the front and an internal door opening into the kitchen. Electric light and power.

**External Store: 5'2 x 5'0 (internal)** A useful walk –in store room with a door from the side of the house and a window to the front.

The large, rear garden extends around to the south side of the house enclosed by a high fence and hedge. The garden is laid mainly to lawn with roses, shrubs and trees. There is also a patio and a timber garden shed (c. 9' x 5')



### **Planning**

The property has no current planning permission for development either full or in outline. Informal enquiries of the local planning office regarding the re-development of the site as 2 or 3 plots for houses, gave encouraging responses, but formal support cannot be offered without an application.

Copies of a formal pre-application consultation with the planning authority also showed an encouraging opinion and are available for inspection through the selling agents.

### **The Local Planning Authority:**

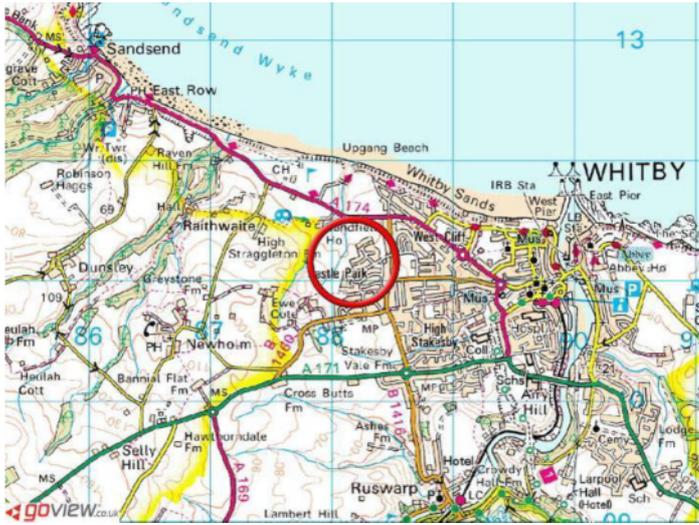
Scarborough Borough Council - Northern Area Planning Office, 10 Skinner Street, Whitby, North Yorks, YO21 3AD. Tel 01723 232585. Fax: 01723 604101. [www.scarborough.gov.uk](http://www.scarborough.gov.uk) Contact: Carol Bruce.

### **Other useful contacts**

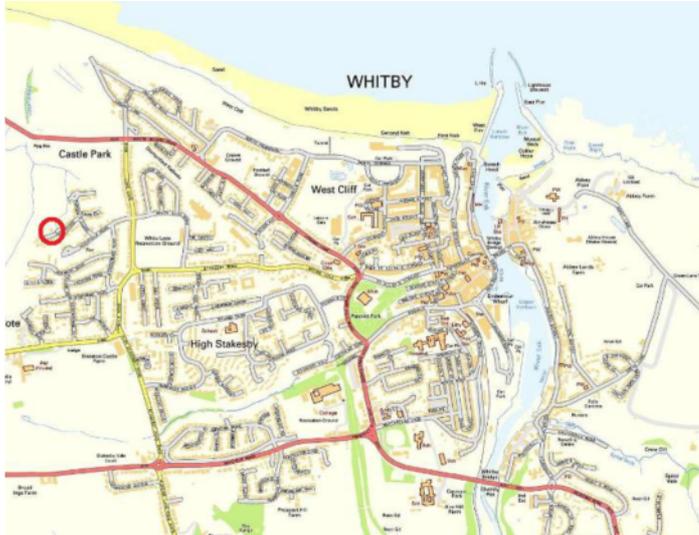
Scarborough BC	01723 232323
Yorkshire Water	0845 1242424
Northern Electric	0191 3337506
British Gas	0845 9555500

## GENERAL REMARKS AND STIPULATIONS

**Viewing:** By appointment with the Richardson and Smith (01947) 602298.



**Directions:** From our offices, head out of town towards the coast road north (A174), as though heading towards Sandsend. On the edge of town, turn left onto Love Lane and then right onto Highfield Road. Drive along and take the first right onto Parsons Close followed by first left onto Field Close. No.12 lies on your right where marked by the Richardson and Smith 'For Sale' board.



**Services:** The property is connected to mains water, electricity and drainage. The property has electric storage heaters and the system is supplemented by Solar panels for water heating.

**Council Tax:** Band 'F' approx. £2,283 payable for 2011-12 (verbal query only)

**Post Code:** YO21 3LR

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 - 100) <b>A</b>			(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>			(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>			(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>			(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	44	51	(39 - 54) <b>E</b>	39	41
(21 - 38) <b>F</b>			(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>			(1 - 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## IMPORTANT NOTICE

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