

Apartment 4

Eskdale Sidings, Ruswarp, Whitby

Dan  **Warrington** HOMES

Superb two bedroom garden flat in a boutique newbuild development in the heart of a fine Yorkshire coast village, just a short riverside stroll from Whitby.

- Communal entrance lobby
- Private entrance hall
- Cloaks cupboard
- Kitchen/dining/living area
- 2 bedrooms
- 2 bathrooms (1 en suite)
- Garden
- 2 parking spaces
- Gated development



Ground Floor

GROSS INTERNAL FLOOR AREA APPROX. 961 SQ FT / 89.28 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
COPIED FROM ARCHITECT PLANS AND ACCURACY CANNOT BE GUARANTEED
APPROXIMATE GROSS INTERNAL FLOOR AREA 961 SQ FT / 89.28 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Apartment 4

**Eskdale Sidings, High Street,
Ruswarp, North Yorkshire YO21 1QW**

Superb two bedroom garden flat in a boutique newbuild development in the heart of a fine Yorkshire coast village, just a short riverside stroll from Whitby.

Communal entrance lobby, private entrance hall, cloaks cupboard, kitchen/dining/living area, 2 bedrooms, 2 bathrooms (1 en suite), garden, 2 parking spaces

Eskdale Sidings is a boutique residential development of eight apartments in the heart of Ruswarp, a small village in the Eskdale valley on the North Yorkshire coast. This new-build development sits alongside the charming rural railway line and the river Esk with its sea trout and spawning salmon. Apartment 4 is a luxurious two bedroom apartment on the ground floor.

- Two bedroom garden apartment in a boutique development
- Substantial accommodation totalling 961 sq ft
- High specification fixtures and fittings throughout
- Secure behind automated metal gates
- No affordable housing, no holiday let or second home restrictions
- Walking distance to local amenities
- Short riverside amble to Whitby beneath the iconic viaduct
- Six minute trip from Ruswarp railway station to Whitby
- Between the Heritage Coast and North York Moors

The stylish interiors are perfectly conceptualised for modern living with high quality fixtures and fittings that include oak doors, sleek high specification kitchens and bathrooms, and underfloor heating, and smoke/heat detectors. French doors connect the apartment to the private landscaped garden where there is outside lighting and a garden tap.

The anticipated completion date for Eskdale Sidings is Autumn/Winter 2022.

Eskdale Sidings is a development by Dan Warrington Homes, a highly regarded boutique developer with a superb track record, based in North Yorkshire.

Environs

Eskdale Sidings lies in a superb position just off the High Street alongside two charming stone buildings, the primary school and railway station. Built in 1850 the Grade II listed railway building with its Tudor arches and chimneys offers a rural service on the Esk Valley railway line to Whitby through the famous 13-arch railway viaduct, handling a handful of trains a day, including the occasional steam train. Over the village street lies the green and the Bridge Inn, a traditional pub adjacent to the river Esk. Eskdale Sidings is surrounded by superb countryside with a number of walks from the doorstep, including a mile-long riverside footpath into the heart of Whitby. Bus services also connect to the village. Ruswarp itself has a number of local shops, a miniature railway and pleasure boats on the Esk.

General

Tenure: Leasehold

Services & Systems: All mains services and BT Broadband

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Local authority: Scarborough Borough Council 01723 232323
www.scarborough.gov.uk. Conservation area.

Directions: Heading into Ruswarp from Sleights on the A169, the drive to Eskdale Sidings can be found between the primary school and the railway station on the left hand side.

NB: Google map images may neither be current nor a true representation.

Specification

General structure: Constructed of sandstone and rendered blockwork, cavity wall and internal blockwork with studded partitions; windows and doors are handcrafted and painted, with chrome furniture.

Kitchens: Individually designed for quality and efficiency; choice of kitchen finishes upon early reservation; work surfaces and upstands are polished quartz with integrated sink and splashback; Bosch integrated stainless steel appliances with multi-function double oven; induction hob with extractor; integrated fridge freezer and dishwasher; LED voltage lighting system and pelmet lighting to units; Amtico flooring to kitchen and hallway.

Bathrooms and en suites: contemporary designer sanitaryware by Roper Rhodes in white with Hans Grohe taps; contemporary bathroom tiles; Amtico flooring.

Doors, walls and woodwork: painted in contemporary colours to walls throughout; oak internal doors, painted external doors, both with chrome door furniture; painted skirting and architraves; French doors from dining area to gardens.

Lighting and Electrics: LED spot lighting to kitchen/dining area and bathroom; abundance of 13 amp power outlet points; multiple TV and telephone points; pre-wired to receive Satellite TV; smoke detectors; heat detectors to kitchen.

Heating: underfloor heating throughout

Outside: paths and patio areas finished with natural sandstone flags; stainless steel outdoor wall lighting; external garden water tap.

Dan Warrington HOMES

To enquire call

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www.danwarringtonhomes.co.uk