



RICHARDSON & SMITH

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5 ST. HILDA'S TERRACE, WHITBY



A STYLISHLY PRESENTED 3 BEDROOM GEORGIAN TOWNHOUSE POSITIONED WITHIN A SHORT WALK OF WHITBY'S TOWN CENTRE, OVERLOOKING PANNETT PARK. THIS GRADE II* LISTED PROPERTY RETAINS MUCH PERIOD CHARM AND CHARACTER AND IS WELL WORTH VIEWING.

Accommodation:

Front and Rear Entrance Hallways, Sitting Room, Dining Room, WC Cloakroom, Utility.

Lower Ground Floor: Breakfast Kitchen and Butler's Pantry. Master Bedroom with Ensuite Shower Room, 2 further Double Bedrooms, Bathroom, Shower Room and WC Cloakroom.

Garden to front, Yard to rear, Garage.

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PARTICULARS OF SALE

Situated just outside the town centre and overlooking the town's Pannett Park, St Hilda's Terrace is an attractive sweep of Georgian properties. Number 5 lies in the middle of the terrace and is a stylishly presented 3 bedroom, Grade II* listed house with 2 reception rooms, plus a dining kitchen on the lower ground floor. The master bedroom has en-suite facilities and the two bedrooms each have dedicated bath or shower rooms.

The property is usually accessed from the back street. The front of the house faces towards the south into a private walled garden which has double gates onto the front street.



From the front garden, a short flight of stone steps lead up to a panelled entrance door opening into...

Entrance Hallway: with cornice, dado, central heating radiator with cover. Traditional panel doors open to the sitting room, dining room and through to the rear hallway.



Sitting Room: 16'1 (into recesses) x 13'9 A beautifully proportioned period room with 2 panelled sash windows facing to the front overlooking the garden with refurbished shutters. The focal point within the room is a fireplace with a remote control gas stove with slate surround and hearth. To either side of the chimney breast are built-in bookcases and cupboards. Ornamental ceiling rose, picture rail and central heating radiator.



Dining Room: 14'8 (into recess) x 13'9 An attractive second reception room, with period window facing into the rear yard with a central sash. There is an open fireplace with a cast iron inner and tiled inserts, polished granite hearth and moulded mantel. There is built-in display shelving to the recesses to either side of the fireplace. Walnut stripwood flooring and central heating radiator with cover. Picture rail and ceiling rose.

Rear Hallway: with part panelled walls and tiled floor. A panelled door opens to the rear yard and further doors open to the utility and ...

WC Cloakroom: with a low flush WC and wash hand basin. Tiled flooring and Travertine marble tiled walls. Electric towel rail. Window to the yard.

Utility: 10'10 x 9'2 Formerly the kitchen, with windows to the rear and side. Points for an automatic washing machine and tumble dryer. Sink unit and electric cooker point. Central heating radiator and tiled floor.

Lower Ground Floor

From the ground floor hallway a panelled door under the stairs gives access to a flight of steps leading down to a lower ground floor hallway where doorways open to ...



Breakfast Kitchen: 14'6 to chimney breast x 13'7 The kitchen has a beamed ceiling and both a horizontal sash window and a doorway facing south into the front garden.

The kitchen is fitted with a suite of cabinets and drawers in a cream gloss finish with engineered wooden bamboo worktops. The focal point of the room is a gas 2 oven Aga, but other integrated equipment includes a 2 drawer Hotpoint refrigerator, a concealed Lamona dishwasher, stainless steel sink unit, a Smeg electric oven and a Baumatic 2 ring hob. A door opens into recessed storage cupboard. Tiled floor, inset and directional spot lighting. Extractor fan unit.



Butler's Pantry: 6'11 x 4'4 With tiled floor, wall shelving and an internal window facing into the kitchen.

First Floor

The staircase rises from the ground floor hallway to a split level landing including a rooflight window at the rear and central heating radiator with cover. From here traditional panelled doors open to...



Master Bedroom Suite: 19'6 x 10'6 widening to 13'10 (overall) This split level room was originally 2 separate rooms that have been combined to form a spacious double bedroom with 3 sash windows facing to the front with panelled shutters, plus a partitioned en-suite shower room. Fitted carpet and central heating radiator. There are 2 recessed cupboards with panelled doors and a cast iron feature fireplace with tiled inserts and painted mantel. The Ensuite offers a shower cubicle, low flush WC and wash hand basin.



Bedroom 2: 13'5 x 12'9 A double bedroom, with a window facing to the rear and secondary glazing. Cast iron feature fireplace with tiled inserts and painted mantel. 2 recessed storage cupboards with panelled doors. Fitted carpet, central heating radiator, picture rail.

Bathroom: 9'3 x 6'6 With a white suite comprising a panel bath with Aqualisa mixer tap and shower hose over plus a pedestal wash basin. A sash window faces to the rear and a Velux roof light window offers additional light. Karndean vinyl flooring, chrome towel rail and central heating radiator. Part tiled walls and picture rail.

Separate WC Cloakroom: with a low flush WC and a sash window to the side.

Second Floor

The period staircase rises in a further two flights via a half landing to the second floor landing where there is a built-in storage cupboard and panelled doors leading to ...

Shower Room: 12'10 plus recess x 9'1 narrowing to 6'4 With a white suite comprising an oversized shower cubicle with a Triton electric shower, low flush WC and wash hand basin set in a vanity unit. A Velux roof light window faces to the rear, part tiled walls, inset spotlights, extractor fan, vinyl floor covering, chrome electric towel rail.



Bedroom 3: 11'5 x 11'4 A double bedroom with a dormer window facing to the front giving views over the town park up towards the moors. Fitted carpet and central heating radiator. Connecting door to...



Boxroom: 8'11 to purlin height x 7'11 to chimney breast The box room has a dormer window facing out to the parapet wall running along the front of the roof and mostly panelled walls and roof.

Outside

At the front (south) side of the house, is a walled garden with a small lawn bounded by flowers, trees and shrubs, plus a flagged stone patio and a stone path leading down to a gate onto the front road. Steps descend to a sunken patio where a door opens into the basement dining kitchen. The height of the garden walls and the planting make this a private and sheltered garden.

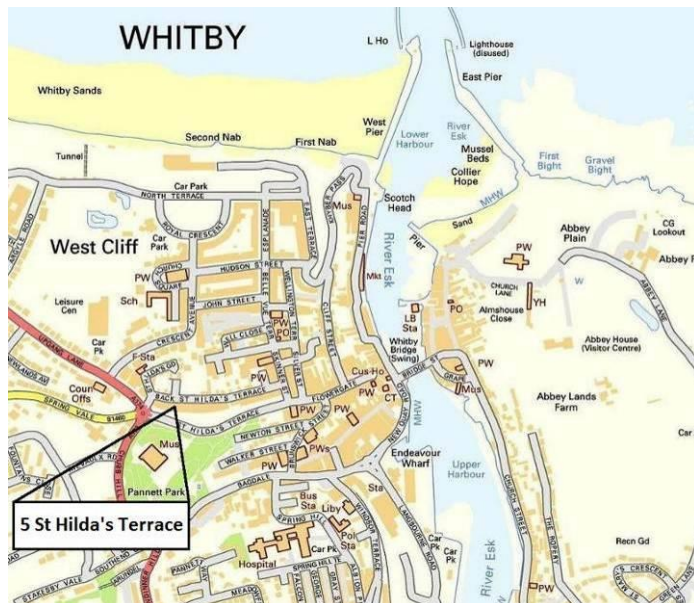


To the rear of the property is a small yard which is stone paved with a border and numerous pots and planters, with gated access onto the back street of St Hilda's Terrace.

Garage: 16'5 (average) x 10'1 With an up and over garage door onto the Back Street and a door into the yard. Electric light and power connected. The kerb outside the rear of the property is marked keep clear to give access to the garage.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



Directions: From Richardson and Smith's offices head up Bagdale, turning right onto Chubb Hill and then taking the third exit of the roundabout onto the back street of St Hilda's Terrace. No.5 lies on your right.

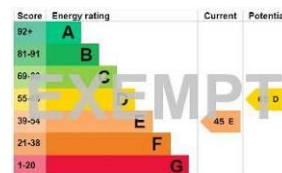
Services: Mains gas, electricity, water and drainage are connected to the property. There is gas central heating running from the boiler situated in the cupboard off bedroom 2 and a gas Aga in the kitchen.

Planning: The property is grade II* listed and falls within the town's Conservation Area.

Tenure: Freehold

Council Tax Banding: The property is Band 'E' with approx. £2,790 payable for 2024/5. North Yorkshire Council Tel: (01723) 232323

Post Code: YO21 3AE



IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.





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