

# RICHARDSON & SMITH

Chartered Surveyors

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Valuers

## 5 FALCON TERRACE, WHITBY

Whitby Town Centre ½ mile



**AN IMPRESSIVE, WELL PRESENTED 3 BEDROOM VICTORIAN TERRACED HOUSE, CURRENTLY USED AS A SUCCESSFUL HOLIDAY LET BUT WOULD EQUALLY MAKE A GREAT FAMILY HOME. OFFERING SPACIOUS ACCOMMODATION WITH UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING, FIXTURES AND FITTINGS ARE AVAILABLE BY SEPARATE NEGOTIATION.**

Accommodation:

Ground Floor: Entrance Hallway, Dining Room, Lounge, Kitchen, Shower Room

First Floor: Landing, Bathroom, Large Double Bedroom. Second Floor: Landing, Two Double Bedrooms

Externally: Small Front Garden, Yard to Rear, Store.

**OFFERS ON: £225,000**

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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

## PARTICULARS OF SALE

This spacious terraced house offers all the advantages of Victorian houses, well-proportioned rooms and high ceilings with all the advantages of modern day living including uPVC double glazing, gas central heating and modern fixtures and fittings. Fully refurbished by the Vendors in their ownership the house has been used as very successful holiday letting accommodation, with 3 double bedrooms maximizing the space available. Equally this would make a great family home being in a popular residential area, close to primary schools and secondary schools for all ages, hospital and local facilities. The house is also a short walk from the harbourside and all the facilities Whitby town centre has to offer and whilst there is no parking with the property there is plenty of on-street parking immediately outside.

Approached along Falcon Terrace, the wooden part glazed front door opens into...

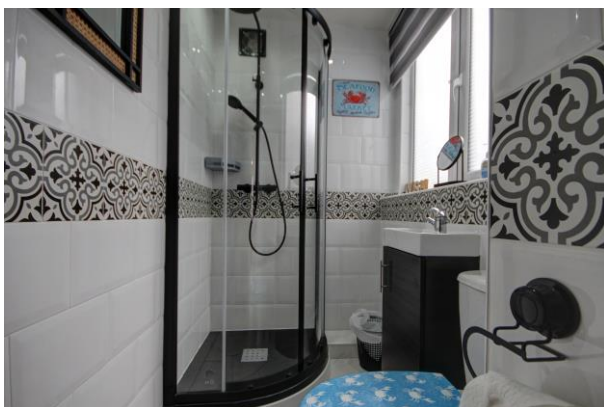
**Entrance Hallway:** The hallway houses the staircase down to the first floor and paneled door opening to the:

**Dining Room:** Having a laminated floor, double glazed door to the rear yard, doors to the kitchen and shower room and open arch to the....



**Lounge:** Lying at the front of the house, with bay window, a radiator, picture rail and coved ceiling.

**Kitchen:** The kitchen itself offers a modern range of units comprising cupboards and drawers under laminate worktop, with an inset composite 1½ bowl sink unit and wall cupboards over. There is space for a gas oven with a stainless steel cooker hood over, space for a fridge and freezer.



**Shower Room:** Being fully tiled and having a modern suite comprising hand-basin with vanity unit, w.c and corner shower with thermostatic shower. There is full tiling to the floors and walls.

## First Floor

The staircase from the entrance hallway rises to the first floor landing, which has a uPVC double glazed window to the rear and staircase to the second floor.



**Bathroom:** This wonderfully proportioned bathroom with window to the rear and tiled walls and floor. The suite comprises a WC with a dual flush low level cistern, pedestal wash hand basin, a roll top bath and large corner shower with a thermostatic shower over and a shower screen. There is a chrome heated towel rail.

**The Jet Room:** A large double room to the front, with bay window and recessed cupboard



### Second Floor

The staircase from the first floor landing rises to the second floor landing with doors to...

**The Anchor Room:** A double bedroom has a velux window to the rear.

**The Starfish Room** Another decent sized double bedroom, this has velux to the front.



### Externally

To the front there is a small walled gravelled garden with seating whilst to the rear of the property lies an enclosed yard, which is nicely secure with high walls and a gate to the rear access lane. There is a small store within which is situated the gas central heating unit.

**GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular 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 our offices turn left and left again passing onto Spring Hill, between the dentist and Bagdale and follow the road up the hill round past the hospital. Having just passed the hospital, take the first road on your right up the hill and then last terrace on your left which is Falcon Terrace. Number 5 is found at the top of the street on your left hand side.



**What3words:** handlebar.botanists.sporting

**Services:** The property is understood to be connected to mains water, gas, electricity and drainage.

**Business Rates:** The property is a holiday let on a commercial basis and therefore pays business rates rather than Council Tax. The property has a rateable value of £2,500 per annum and therefore rates payable of approx. £1,247.50 for 2024-25 before reliefs (verbal query only) North Yorkshire Council (0300 1312131)

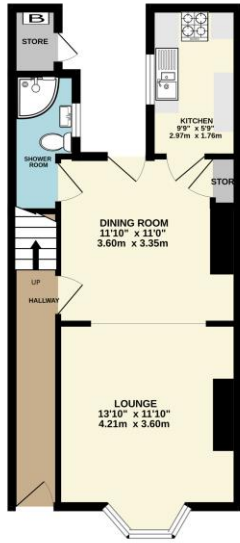
**Post Code:** YO21 1EH

**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.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

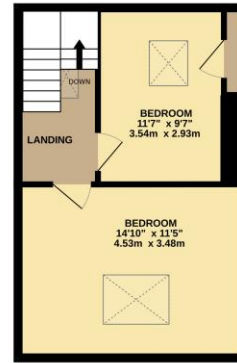
GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Call us for a free appraisal of your property if you are considering selling



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