



# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

## 1, 2 AND 3 PRIMITIVE METHODIST CHAPEL YARD

*Whitby Town Centre 1/4 mile  
(Distance approximate)*



**SITTING IN AN ELEVATED POSITION OVERLOOKING THE HARBOUR  
THESE FORMER FISHERMANS COTTAGES HAVE BEEN FULLY RENOVATED AND  
REFURBISHED AND ARE NOW AVAILABLE ON AN INDIVIDUAL BASIS. EACH COTTAGE  
OFFERS 2 BEDROOM ACCOMMODATION OVER 3 FLOORS WITH A WEST FACING PATIO  
TO THE FRONT AND ROOF TOP VIEWS OVER THE RIVER AND TOWN. IDEAL FOR  
HOLIDAY USE AND EARLY VIEWING IS RECOMMENDED.**

Accommodation of Each Cottage:

Ground Floor: Porch, Lounge, Kitchen Area

First Floor: Double Bedrooms, Bathroom

Second Floor: Double Bedroom

Outside: Paved Yards to Front and Rear; Outside Store

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

## PARTICULARS OF SALE



Just yards from the harbour-side and down a small ginnel which serves the properties, the former fishermen's cottages of Primitive Methodist Chapel Yard have been stripped backed completely and have been fully renovated and refurbished to provide modern, generously proportioned accommodation ideal suited for holiday use.



Each property is of a similar size and layout, totalling approximately 750 sq ft with the accommodation over 3 floors. The elevated position does mean that there are a number of steps which are required to be negotiated perhaps making these cottages not suitable for the less able bodied but once these steps have been negotiated the position is certainly one to enjoy.



All the properties benefit from gas central heating throughout, uPVC double glazing and some integral appliances within the kitchen units. The developers have even gone that extra step to include multi-fuel stoves in the open plan lounge area



The bedrooms are all good sized doubles on the 1<sup>st</sup> and 2<sup>nd</sup> floor of the cottages, with the bathrooms, which are on the 1st floor also being of generous proportions and include both separate shower cubicles and baths.



Each property has the benefit of a porch to off-load coats and shoes on those less than nice days whilst to the rear they also have an outside store which should prove very useful.

Individual paved patio areas to the front of each cottage ensure that each property has somewhere to sit out and enjoy the westerly aspect, a real suntrap for most of the day.

As has been mentioned the cottages are just off the harbour-side and a short walk from all the amenities that Whitby has to offer with pubs, restaurants and the shops of the cobbled streets of the old town a short walk away. There is a public car park and on-street parking just yards away.



**No 1**



**No 2**



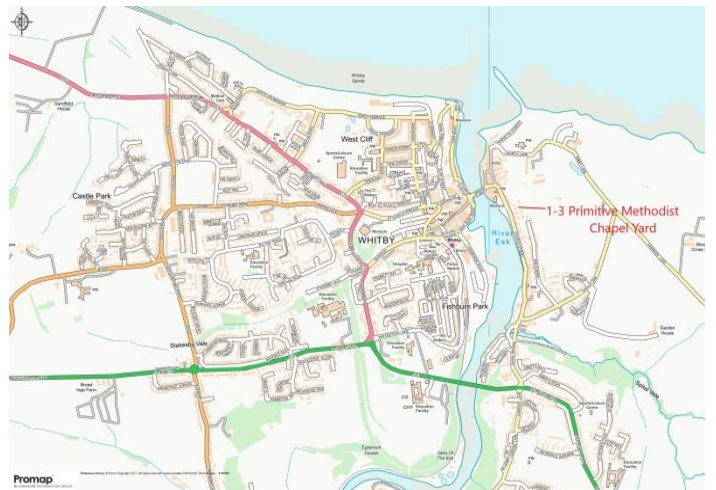
**No 3**

## **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 R & S head to the harbour, crossing the swing bridge onto Bridge Street. Continue around the corner bearing right onto Church Street. Approximately 200 yards down on the left is the Former Methodist Chapel (now a restaurant) with the ginnel to the yard just after. The cottages are situated up the steps in overlooking the yard and harbour



**Services:** The property is connected to mains water, gas, electric and sewerage. Heating and hot water are provided from a gas combi boiler positioned in the kitchens.

**Council Tax:** The property is band 'C', meaning approx. £1,936 is payable for 2023/4. North Yorkshire Council. Tel: 0300 1312131

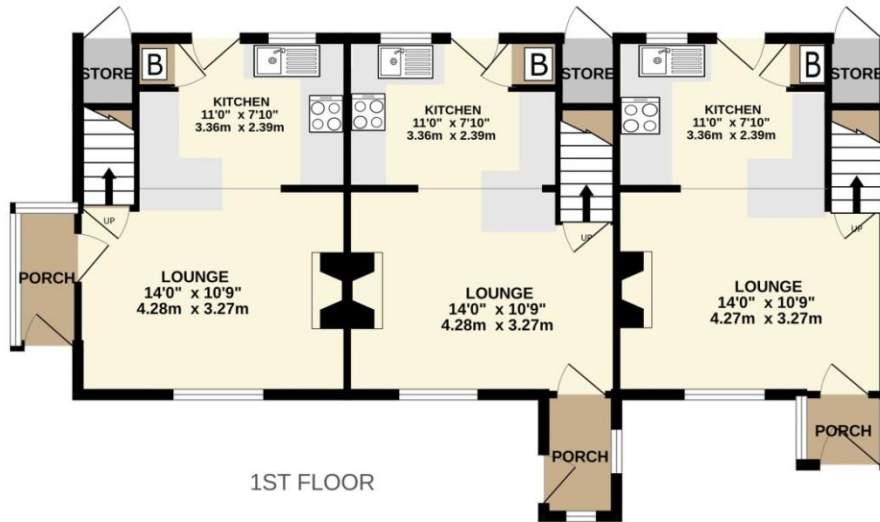
**Tenure:** Each cottage will be sold Freehold

**Post Code:** YO22 4AX

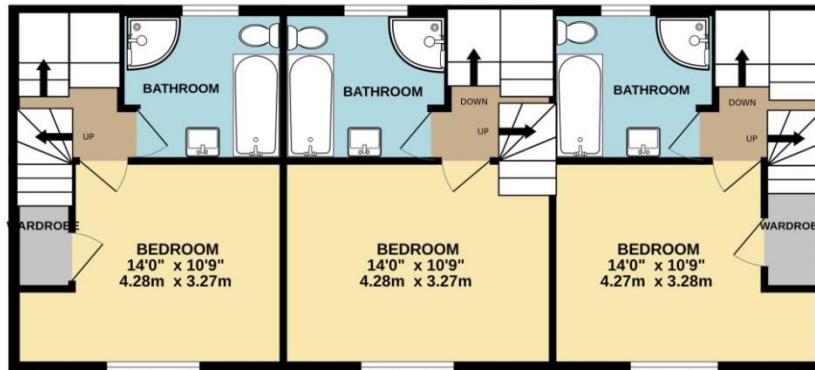
## **IMPORTANT NOTICE**

*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.*

GROUND FLOOR



1ST FLOOR



2ND FLOOR



No 1

No 2

No 3

Measurements are approximate. Not to scale. Illustrative purposes only  
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