



# RICHARDSON & SMITH

Chartered Surveyors

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## 14 WINDSOR TERRACE, WHITBY

*Whitby Town Centre approx. 0.1 miles*



**A SPACIOUS VICTORIAN END-TERRACE HOUSE, CURRENTLY SUBDIVIDED INTO TWO APARTMENTS PLUS A LOWER GROUND FLOOR INCLUDING A GARAGE AND 2 FURTHER ROOMS. WITH VIEWS OVER THE MARINA, AND DOWN THE HARBOUR TOWARDS THE SEA, AS WELL AS THE ABBEY, POSITIONED JUST A HUNDRED YARDS FROM THE CENTRE OF TOWN, THIS PROPERTY HAS GREAT POTENTIAL. WITH GARDENS AND PARKING THIS COULD BE A GREAT PLACE TO LIVE.**

### Accommodation:

14a: Lobby, Hallway, Living Room, Kitchen, Double Bedroom, Bathroom.

14: Lobby, Hallway, Landing, Living Room, Kitchen, Bedroom/Dining Room, Bathroom.  
Landing, 2x Double Bedrooms.

Outside: Forecourt Parking, Gardens, Rear Yard. Basement Garage, Work Room and Store.

**Guide Price: £365,000**

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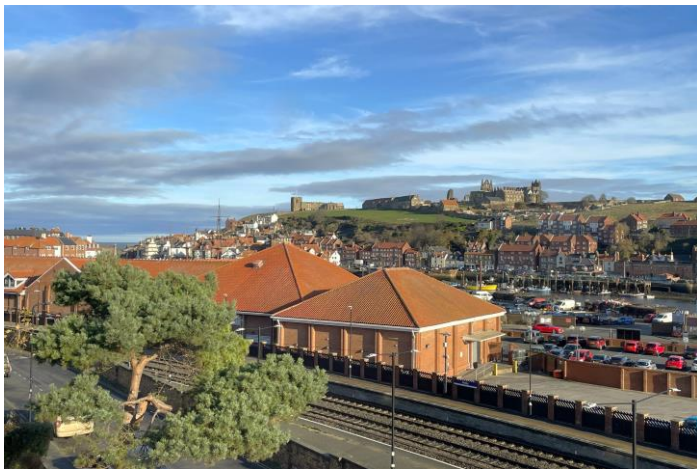




There is a huge living room at the front with a bay window. Giving views over the town, looking over the railway lines with the steam trains, down onto the marina and up to the abbey ruins. The focal point is a feature fireplace.

### **PARTICULARS OF SALE**

14 Windsor Terrace is an end-terrace Victorian house that has been divided to provide a self-contained 1 bedroom flat on the ground floor whilst the upper two floors are a 3 bedroom duplex apartment. The basement level of the building has been adapted to provide a garage and 2 storage / work rooms, but are not modernised. Outside there is forecourt parking, a garage and a rear yard.



Built in a 'high' Victorian style the property has retained a number of original character features including moulded cornices, flag-stoned floors, heavy panelled doors and window reveals, character staircase, etc. The property has been well maintained, with recent work including replacing windows, re-pointing and re-roofing the front of the building, but is ripe for further modernisation to bring it entirely up to date.

### **14a Windsor Terrace**

Occupying the majority of the ground floor, 14a is a separate flat and is accessed from the gardens to the side of the house, where a path leads around to an insulated modern entrance door at the rear. The front door opens into a lobby with doors off to the bathroom and through to a hallway with access to all the remaining rooms.



There is a kitchen fitted with a simple suite of cabinets, having a window to the side and an internal window to allow light into the hallway.



There is also a double bedroom and a spacious bathroom to the rear, fitted with a white suite including a toilet, basin, shower and separate bath.



### 14 Windsor Terrace

Occupying the entirety of the top two floors of the building, 14 Windsor Terrace has the use of the handsome, broad half-glazed entrance door, lying on ground floor at the top of the stone entrance steps. The door opens into a lobby with a further, half-glazed inner door opening into a broad hallway with staircase then rising up to the first floor and the accommodation.



This apartment also has a huge principal reception room at the front offer great views over the town and down the harbour as far as the sea beyond. The lounge also has a door to a walk-in shelved storage cupboard and a feature fireplace.



To the side there is a kitchen with a simple arrangement of fitted cabinets, whilst to the rear there is a double bedroom, which alternately can be a dining room,



The bathroom lies right at the back of the house and has a walk-in airing cupboard that was formerly as separate WC with a window to the side. The remainder of the spacious bathroom includes a panel bath, a separate shower cubicle, a WC and a wash hand basin.



From the first floor landing, which has a further walk-in storage cupboard, the period staircase, with a Velux rooflight overhead, ascends to a spacious, galleried, second floor landing with heavy panelled doors to the two principle bedrooms.



The large bedroom lies to the front and again has the views over the town, plus a walk-in wardrobe / store. The second bedroom is also large, but with an aspect to the rear.



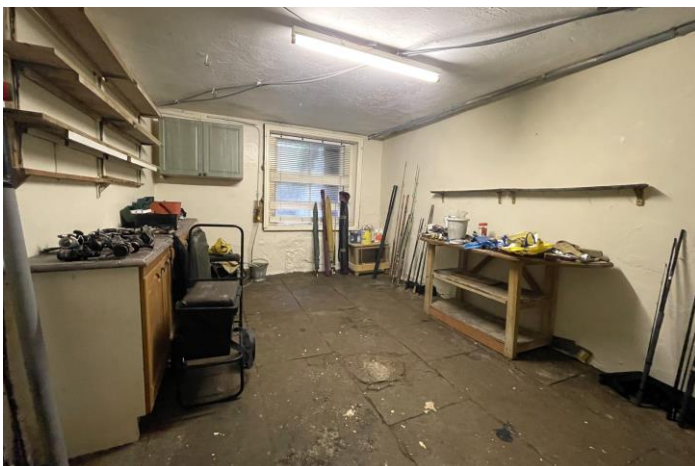


### The Basement Level

The lower ground floor of the building would originally have been for the staff of the house and offered kitchens and storage etc, but the principal room at the front has had the bay window opened up with a sliding door (6' wide only) to turn it into a garage with an inspection pit in the floor (part filled).



A door under the entrance steps to the main front door opens into a hallway with a flag-stoned floor and a doorway into the garage, before widening with a flight of steps that formerly rose up to the house, but have now been sealed off.



There is a storage area under these stairs and doors open to a large work room, with a window to the rear and flagstoned floor; plus a store room at the rear with a window and a half-glazed door facing into the rear yard.



The basement area of the building is damp and ripe for further work, but offers the potential of a further flat, subject to planning.

### Externally

The forecourt area in front of the house offers off-street parking and access to the garage door. There is also a small store under the main access steps.



The gardens lie to the side of the house and are terraced to make them more practical, with a tree and a lawn plus areas planted with flowers and shrubs. The lower section of the garden potentially offers scope to create further off-street parking.



To the rear of the building is a paved yard area accessible from the basement level or from steps down from the entrance to 14a.



**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:** The property lies just to the south of the town centre. From the bus / train station follow the road past the town library and you will find Windsor Terrace on your right hand side. No 14 lies on the right around 100m south of the library, facing onto the road. See also location & boundary plans.



**Post Code:** YO21 1ET

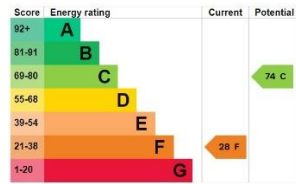
**Tenure:** Freehold

**Services:** The property is connected to mains water and electricity supplies, and to mains sewerage. Gas was connected to the property but is now disconnected. The property has no central heating. There is separate electric to the flat and house.

**Local Taxation:** Both the flat and the house are each banded A for council tax. Approx. £1,522 for 2024/5. North Yorkshire Council. Tel 01723 232323.



14 Windsor Terrace



14a Windsor Terrace

**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.*



*Period Cornice*



*Panelled doors*





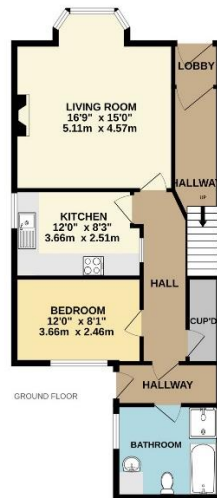
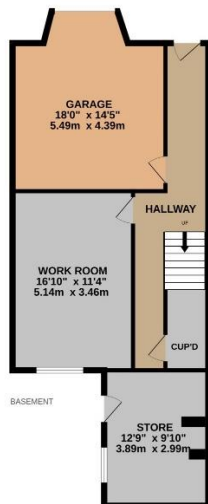
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