



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

21 CHURCH STREET WHITBY

Town Centre ½ mile



A BEAUTIFULLY PRESENTED GRADE II LISTED, 2 BEDROOM HARBOURSIDE COTTAGE WITH ATTRACTIVE VIEWS OVER THE MARINA AND UPPER HARBOUR. THE COTTAGE IS A SHORT WALK OF THE TOWN CENTRE AMENITIES, THE ABBEY AND BEACH.

THIS PROPERTY IS IDEALLY SITUATED, WITH PARKING TO THE FRONT AND WOULD MAKE THE PERFECT HOLIDAY COTTAGE OR SECOND HOME.

Living Room cum Kitchen, Landing, Double Bedroom, Shower Room, Attic Bedroom.
Parking / seating to front and yard at rear with store.

OFFERS ON: £265,000

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PARTICULARS OF SALE

This is a superbly appointed 2 bedroom mid-terrace stone built cottage with stunning views across Whitby Marina and upper harbour. The grade II listed property enjoys both old fashioned charm with beamed ceilings, sash windows and part panelled walls, but also the modern convenience of gas central heating and lovely modern kitchen and bathroom fittings.

Situated right on the harbour-side the cottage is within easy reach of all Whitby has to offer including the historic Abbey ruins and visit centre, local shops and amenities and of course the stunning sandy beach. This is certainly a property well worth closer inspection and would make an excellent holiday cottage or second home.

Approached from the front through the composite stable door and opens into the



Open Plan Lounge Kitchen: An open plan living area covering pretty much all of the ground floor with a single glazed sash window to front, central heating radiator and laminated floor. The focal point of the room is a painted, brick built fireplace with a wooden mantel and a stone hearth in which stands an electric stove style heater. Exposed beams, door to under stairs storage cupboard.



The kitchen area is fitted with a modern Shaker style range of matching base and wall units with laminated worktop over. The units include drawers, a stainless steel sink mixer tap, integrated refrigerator, automatic washing machine, electric oven, separate and gas hob with concealed extractor hood over. There is a single glazed window to rear and tiled walls.



From the lounge a glazed door gives access to the rear lobby with wide stairs to the first floor and door to the rear yard.

First Floor:

From the entrance lobby, a staircase rises to a landing with panelled doors opening to...

Double Bedroom: A bedroom with a single glazed sash window to front giving attractive views over the marina, central heating radiator, exposed beams and fitted wardrobe/cupboards to the recess.



Bathroom: With shower cubicle having thermostatic shower fitting, W.C and pedestal hand basin. Half boarding to the walls and a radiator fitted.



From the first floor landing a panelled style door opens onto a flight of stairs which rises up directly into ...

Bedroom: A twin bedroom with a glazed dormer window to the front also giving attractive views over the upper harbour. Exposed beams, central heating radiator, doors to eaves storage spaces. Within this room is a wall mounted Vokera gas fuelled combination style central heating boiler



Outside

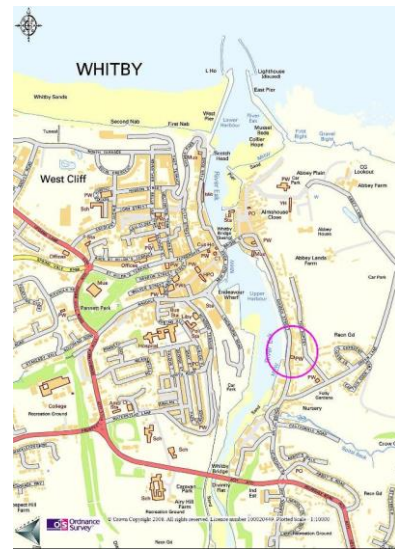
To the front is an area for parking a small car or sitting out with views of the Marina. To the rear there is a decked seating area with access to Ivy Yard in which there is a storage outbuilding (approx 5' x 7' internally) built of rendered concrete block with a pantiled roof.



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, head across the swing bridge onto the east side of the river and drive away from the town centre along Church street. No. 21 lies on your left hand side, just beyond the Middle Earth Public House, identifiable by our 'For Sale' board.



Services: The property is connected to mains gas, electricity, water and drainage. There is a gas fuelled central heating system running from the Vokera boiler situated in the attic bedroom.

Council Tax Banding: Band 'C' - North Yorkshire Council
0300 1312131

Post Code: YO22 4AE

What3Words: defensive.monorail.irony

Tenure: Freehold.

Council Tax Banding: Band 'C' £2029.00 per annum. North Yorkshire Council.
Tel 0300 1312131.

Post Code: YO22 4AE

EPC Rating: EXEMPT

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.





RICHARDSON & SMITH

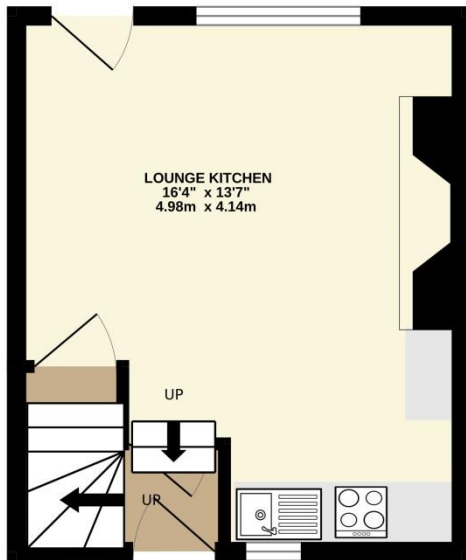
Chartered Surveyors

Auctioneers

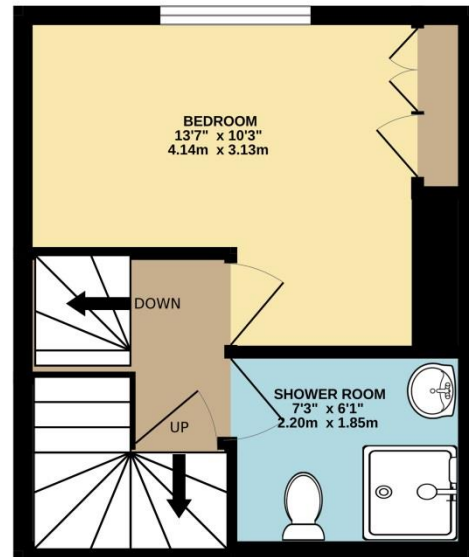
Valuers

Estate Agents

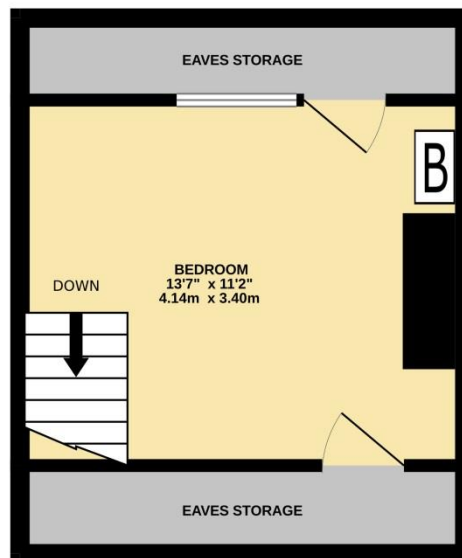
GROUND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



1ST FLOOR
215 sq.ft. (19.9 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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