



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

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“MARY’S COTTAGE” 12 CLIFF STREET, WHITBY

Whitby Town Centre



A DELIGHTFUL 3 BEDROOM COTTAGE IN THE HEART OF THE TOWN BEING A SHORT WALK TO THE HARBOUR-SIDE, WEST CLIFF AND BEACH. ENJOYING VIEWS ACROSS THE HARBOUR TO THE ABBEY AND BEING CLOSE TO ALL AMENITIES, MARYS COTTAGE WOULD MAKE A LOVELY SECOND HOME OR INVESTMENT PROPERTY

Accommodation:

Ground: Lounge, Kitchen; 1st Floor: 2 Double Bedrooms, Shower Room;
2nd Floor: Double Bedroom. Outside: Paved Seating Area To Front

Offers on £295,000

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PARTICULARS OF SALE

Situated off Cliff Street, one of the most attractive streets on the west side of the town, Marys Cottage is a most delightful home that ticks every box if looking for a cosy cottage with everything on the doorstep.

This much loved cottage has been in the same family for a number of years and has been fully refurbished in that time. It is ready to be used immediately whether looking for a home to live in, private second home or investment.

The shops of Flowergate are close by, whilst the West Cliff, harbour-side and beach are within walking distance down the streets and ginnels that the old town of Whitby is famous for. Add in the lovely views across the town to the Abbey the cottage enjoys and it is a cottage that's hard to beat.

Whether looking for a cosy second home or a cottage with rental potential this is worthy of consideration.



Ground Floor

From Cliff Street steps lead up to the front of the cottage, a part glazed wood entrance door opens into the ground floor which comprises a spacious living area with bay window and a coal effect gas stove set into an original exposed brick fireplace. From here there are steps up to a small passageway, off which is a small alcove where the Worcester gas central heating boiler is situated, understairs storage cupboard and which leads in turn into the kitchen.

The dining kitchen has modern "Shaker" style units and wall cupboards, with laminated working surfaces, inset stainless steel sink unit and dishwasher. There is also a freestanding gas cooker and fridge. There is a Yorkshire sash window overlooking the communal rear yard, tiled floor and a back door. A staircase from the kitchen leads up to the first floor.



1st Floor

Off the landing is a large double room to the front with stripped and polished floor and sash window looking over the street and affording views across to the Abbey.



To the rear of the cottage is a second double bedroom, whilst the shower room is also off the landing, and comprises generous shower cubicle, pedestal hand basin and WC with heated towel rail.



Second Floor

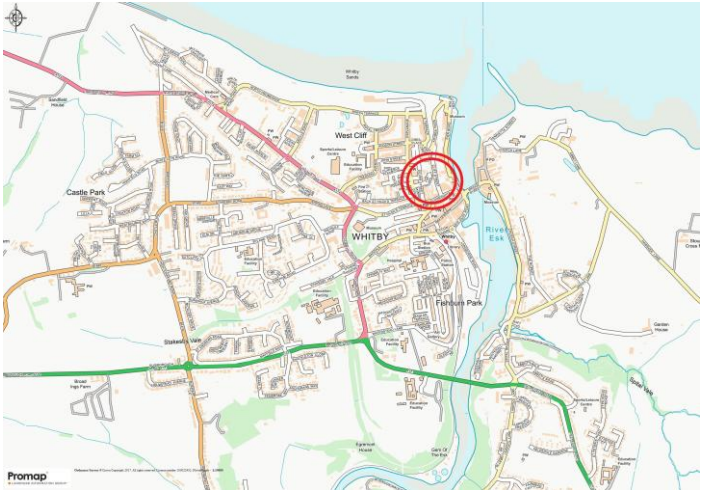
A further doored winding staircase comes off the landing to the second floor.



The staircase opens immediately into the large attic room with a dormer window to the front with panoramic views over the town and to the Abbey. There is some under eaves storage to the front aspect. The vendors currently use this room as a second living room but would equally be suitable as a large bedroom.

Outside

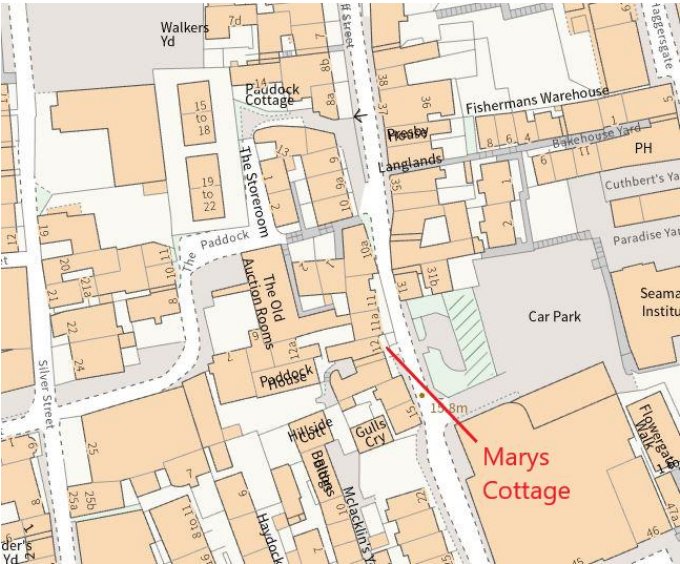
There is small paved seating area to the front of the cottage which looks over the town to the Abbey and St Marys Church.



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: See location plans



Planning: The property lies within a designated conservation area and within the jurisdiction of North Yorkshire Council

Tenure & Method of Sale: The property is held freehold. Vacant possession will be provided on completion.

Services: The property is understood to be connected to mains water, electricity, gas and sewerage. The gas boiler is situated in alcove off the lobby between lounge and kitchen

Business Rates / Council Tax: The property is in tax band 'B'. Approx. £1776 payable for 2024-5. North Yorkshire Council Tel: 0300 131 2131

Post Code: YO21 3DD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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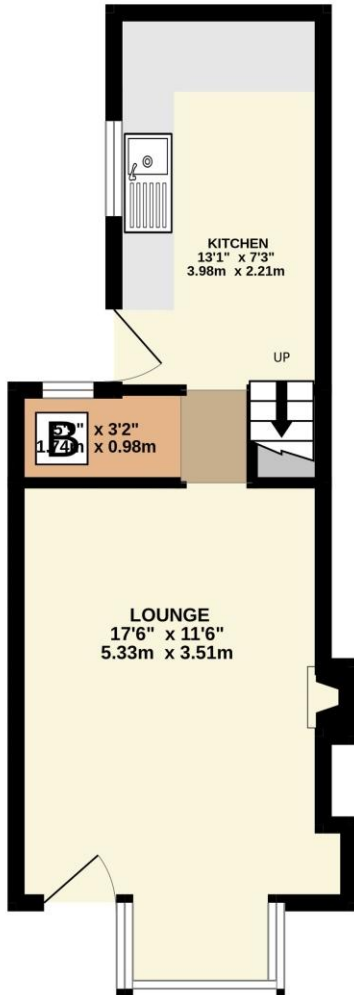
Chartered Surveyors

Auctioneers

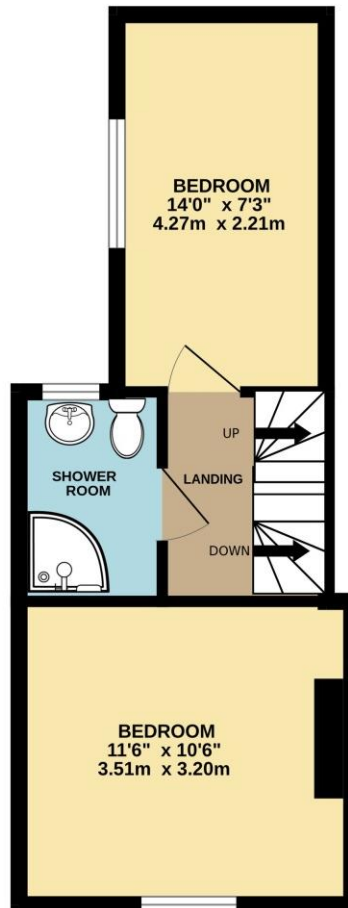
Valuers

Estate Agents

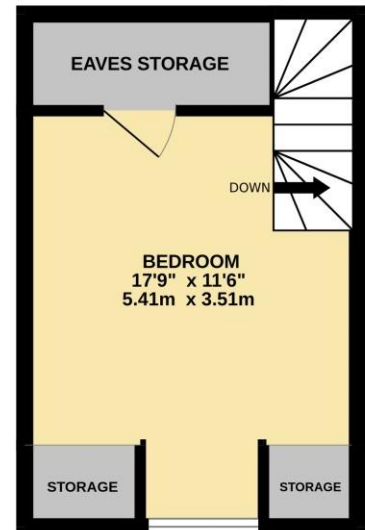
GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



2ND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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