



# RICHARDSON & SMITH

Chartered Surveyors

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## FLAT 2, 2 CRESCENT TERRACE, WHITBY

*Whitby town centre approx. ½ mile*



**A BEAUTIFULLY PRESENTED 2 BEDROOM DUPLEX APARTMENT SITUATED ON THE WEST CLIFF, WITHIN SIGHT OF CAPTAIN COOK'S MONUMENT AND THE WHALEBONES. THE APARTMENT ENJOYS LOVELY VIEWS STRAIGHT OUT TO SEA AND IS WITHIN EASY REACH OF ALL WHITBY HAS TO OFFER. CURRENTLY HOLIDAY ACCOMMODATION THE APARTMENT IS OFFERED TO INCLUDE CONTENTS AND ANY FUTURE BOOKINGS**

### Accommodation:

Ground Floor: Communal Entrance Hallway, Entrance Lobby, Open Plan Lounge Kitchen, W.C  
Lower Ground Floor: Stairs, Lobby, Bathroom, Double Bedroom, Main Suite with En-Suite

**Guide Price: £295,000**

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## **PARTICULARS OF SALE**

This is a modern, self-contained, 2 bedroom superior duplex apartment, part of a recent conversion, which is positioned on the ground and lower floors of this imposing Victorian Terrace on Whitby's West Cliff.

Beautifully presented throughout the apartment is spacious and enjoys views straight out to sea from the lounge window, with the kitchen area being stylish and extremely well equipped. This property has 2 good sized bedrooms, with a house bathroom and en-suite facilities, with modern, efficient, wall mounted electric heating throughout

Step outside and Captain Cook's Monument and the Whalebones are on your doorstep, whilst the Abbey can be seen across the river giving you a real feeling of being at the seaside and in this historic town.

All Whitby's facilities including the harbour-side, shops and beach are within walking distance and whilst there is no parking with the property permits are available for on street parking close by.

Steps from the street lead up to the communal entrance door opens into the **Communal Hallway** which has access to the flat and staircase to the other floors.

### **Flat 2 – Beach View**

**Entrance Lobby:** With space for coats and footwear



**Open Plan Lounge Kitchen:** The living area itself has large uPVC double glazed bay window, with room for dining table and sofas.



The kitchen area is separated from the living space and comprises attractive emerald green base units with marble working surfaces and matching wall cupboards over. Within the units there is an integral oven, separate microwave, fridge freezer with ceramic hob and extractor over. There is a separate island unit with further cupboards and inset modern 1 ½ sink.

A door to the corner of the room leads to the staircase to the lower ground floor. At the top of the staircase is a very useful cloakroom with W.C and hand-basin.

### **Lower Ground Floor**

**Lobby:** With doors off to....

**Bedroom 1:** A generous main bedroom with bay window and doors off to ....



**En-Suite Shower Room:** With large walk-in cubicle, w.c and hand-basin.





**Bedroom 2:** A spacious double bedroom with a uPVC double glazed window to the front.

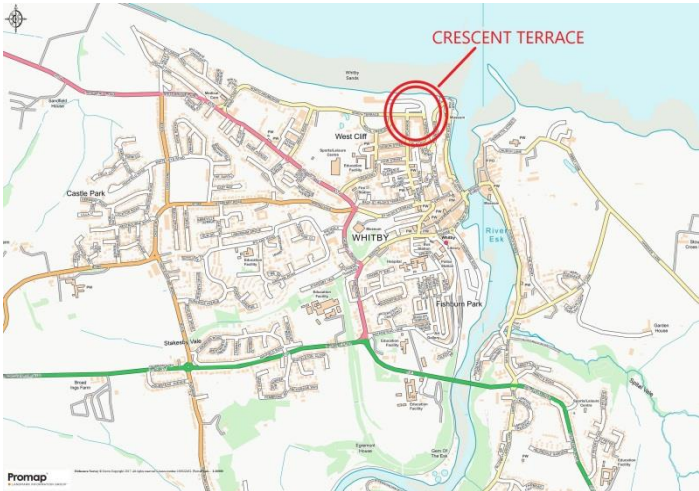


**Bathroom:** The internal bathroom has part tiled walls, an extractor fan and an electrically heated towel rail. Set above the sink is a shaver light unit and the suite itself comprises a WC with a dual flush, low level cistern, pedestal hand basin and a P-shaped panel bath with a thermostatic shower over and a shower screen.



**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:** From our offices, head back out of town towards Sandsend along Upgang Lane. After Fairways Court, turn right back on yourself onto North Promenade. Continue back towards along the west cliff towards the harbour, past the Metrople, Tuckers Field and Royal Crescent and Crescent Terrace is on the right hand side. See location plan.

**Services:** The apartment is connected to mains water, drainage and electricity. Heating is provided by modern electric wall mounted heaters

**Council Tax Banding:** The apartment is currently assessed under business rates with a rateable value of £2400 for 2024/5. North Yorkshire Council. Tel 01723 232323.

**Tenure:** We are advised that the property is held leasehold set up in 2021 for 1000 years with 996 years remaining.

**Post Code:** YO21 3FR

**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
82+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		



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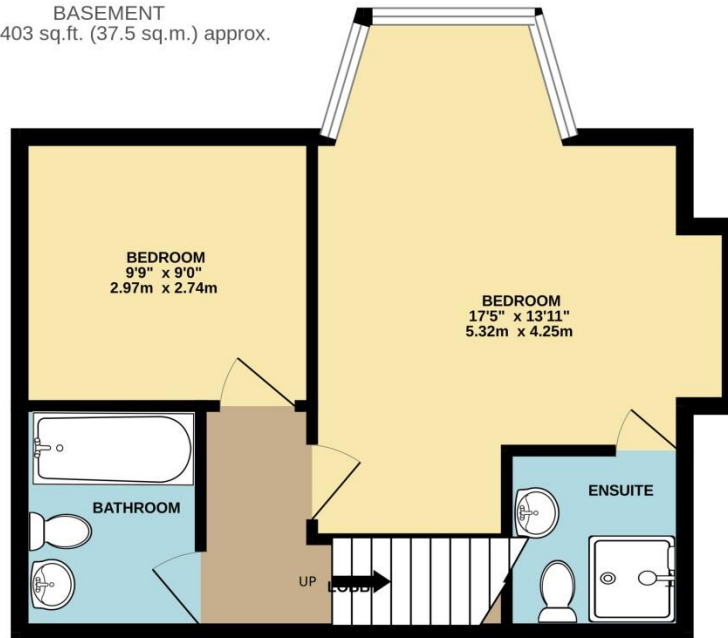
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BASEMENT  
403 sq.ft. (37.5 sq.m.) approx.



GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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