



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

DUNHOLM, LOW ROW THE VALLEY, SANDSEND

Whitby 3 miles



A SMALL YET DELIGHTFUL 2 BEDROOM BECK-SIDE COTTAGE WITH ATTRACTIVE VIEWS OVER THE VALLEY AND TO THE SEA IN THIS SOUGHT AFTER COASTAL VILLAGE. JUST A STONE'S THROW FROM THE BEACH, THIS PROPERTY IS IDEALLY SITUATED, HAVING RESIDENTS PARKING CLOSE BY, A SOUTH EAST FACING REAR GARDEN AND WOULD MAKE THE PERFECT HOLIDAY COTTAGE OR SECOND HOME.

Porch, Living Room, Galley Kitchen, Staircase,
Landing, Small Double Bedroom, Shower Room, Twin Bedroom.
Seating to front and Garden and Seating at rear with Shed.

Guide Price: £450,000

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PARTICULARS OF SALE

This is a superbly appointed 2 bedroom mid-terrace stone built cottage with stunning views across the lower part of The Valley and out to the sea. This delightful property enjoys both old fashioned charm with beamed ceilings, double glazed wood windows and part panelled walls, but also the modern convenience of a wood burning stove and lovely modern kitchen and bathroom fittings.

Situated on the beck-side the cottage is within just a stone's throw from the stunning sandy beaches Sandsend has to offer whilst being the perfect starter point to enjoy the many coastal and woodland walks for which the area is renowned. With residents parking close by and the public car park just across the way if further space is required, 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 wooden door, a small porch allows access into the.....



Living Room: An open plan living area covering pretty much all of the ground floor with a window to front. The focal point of the room is the stone built fireplace with a mantel and a stone hearth in which stands multi-fuel stove. Exposed beams, storage cupboards to the side of the fire place, opening to the galley kitchen and door to staircase to the first floor.



Galley Kitchen: 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, refrigerator, electric oven, with ceramic hob over. There is a single glazed window to rear.



From the living room a door gives access to the stairs to the first floor.

First Floor:

Landing with door to the rear garden and panelled doors pening to...

Bedroom: A bedroom with a double glazed dormer window to front giving attractive views over the valley and to the sea, a second single glazed window beneath, exposed beams and wardrobe/cupboards to the recess.



Bathroom: With small bath having mixer shower fitting, W.C and hand basin. Boarding to the walls, tiled splash-backs and a electric chrome heated towel rail. Airing cupboard with hot water cylinder.



Bedroom: A small bedroom with a glazed dormer window to the rear also giving views over the rear garden.



Outside

To the front is a small gravelled front garden with room for chair and built-in seat. To the rear there are steps up to a delightful gravelled seating area which catches the sun for much of the day. Shed.



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.



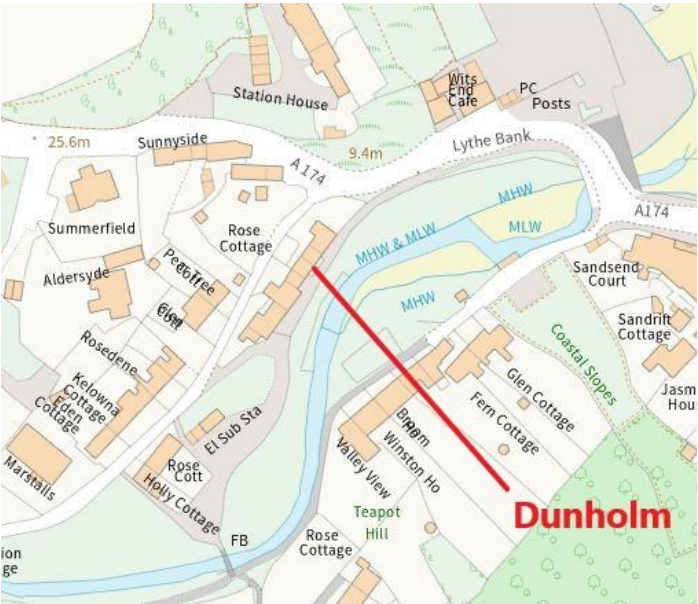
Directions: Sandsend lies on the main coast road approximately 3 miles northwest of Whitby. Drive though the village crossing both streams until you reach Lythe bank. Turn left here and follow the road onto The Valley, turning downwards to the left. The cottage is on the footpath back towards the sea on the left.

Services: The property is connected to mains electricity, water and drainage..

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

Post Code: YO21 3TH

What3Words: geology.desktop.firming



Tenure: Freehold.

EPC Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 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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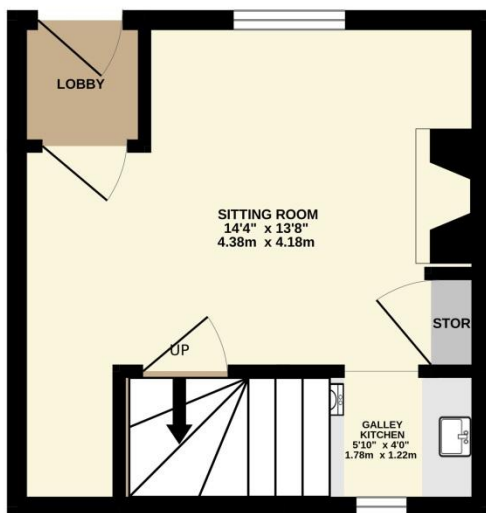
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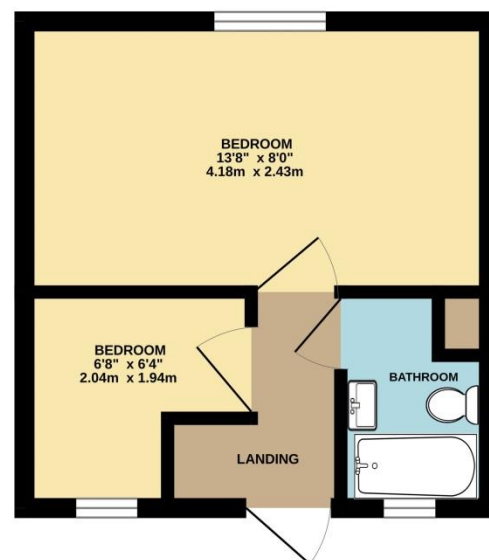
Estate Agents



GROUND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



1ST FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 383 sq.ft. (35.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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