



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## 1 BLACKBURN'S YARD CHURCH STREET, WHITBY

*Whitby Town Centre*



**TUCKED AWAY IN AN OLD YARD OFF CHURCH STREET IN THE TOWN CENTRE, THIS IS PERHAPS ONE OF THE MOST INTERESTING OLD COTTAGES IN THE TOWN, PACKED WITH ORIGINAL PANELLING AND DETAIL YET MODERNIZED FOR CONTEMPORARY USE. THIS REALLY DOES WANT TO BE VIEWED.**

Ground: Living Room, Kitchen. First Floor: Master Bedroom, 2x Shower Rooms.  
Second Floor: Landing, Double & Single Bedrooms. Third Floor: Attic Sleeping Area.  
Externally: Former Wash House & Communal Yard.

**Guide Price: £269,500**

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## **PARTICULARS OF SALE**

No. 1 Blackburns Yard lies in the very heart of the oldest part of the town, positioned approximately half way up Church Street, between the swing bridge and the steps up to the Abbey. It is perfectly located for access to the shops, restaurants and the beach at Tate Hill sands.



This is perhaps one of the most memorably well preserved cottages we have seen, packed with quirky period character including beamed ceilings and panelled walls. It is, as you might expect a grade II listed building.

From the yard, a part glazed entrance door opens directly into the living room, which has a compact kitchen partitioned off in the rear corner. The room has part panelled walls, a fireplace with multifuel stove, exposed beams and a tightly winding staircase rises up to the upper floors.



The Kitchen area has a modern suite of white cabinets with wooden worktops and a ceramic sink and a window faces to the rear. Fittings include an oven and hob and there is also space for a fridge freezer. The kitchen also houses the wall mounted gas combi central heating boiler.



### **First Floor:**

The staircase rises to a first floor landing with a useful store cupboard and doors opening to the master double bedroom, lying at the front of the property and to two near identical shower rooms with shower cubicles, WCs and wash basins. The only significant difference being that the second one has a window to the rear.



### **Second Floor:**

The staircase then rises again to a second floor where doors open to two further bedrooms and a loft ladder rises up to the third floor.

The second bedroom also has a double bed and like the master bedroom lies at the front of the house.

The third bedroom lies to the rear and is a single sized room with built in wooden bunk beds. It has a small window and a skylight to the rear.





### Third Floor

The loft ladder rises up directly to the attic sleeping area which also has a double bed and Velux rooflight windows to the front and rear.



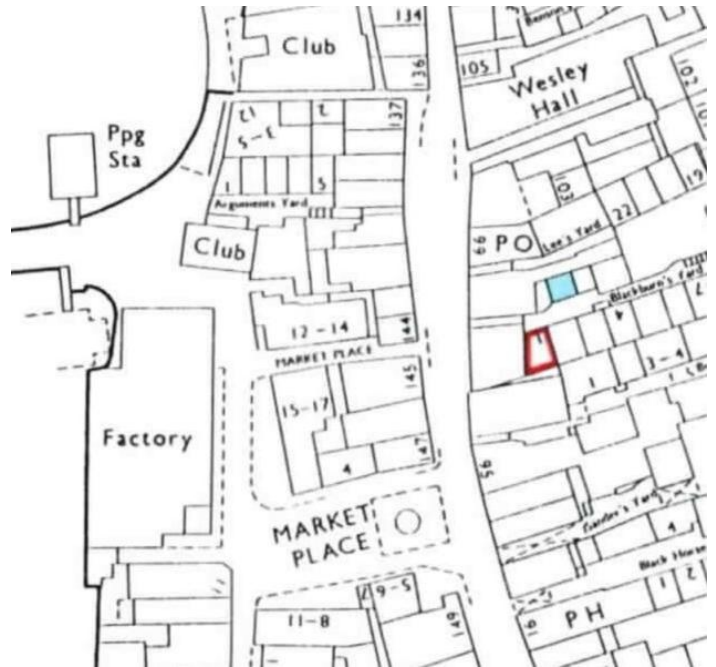
### Outside

The communal yard runs across the front of the house where the owner have habitually kept a table and chairs. On the opposite side of the yard the property has a useful outbuilding, formerly a wash house, which offers useful storage.

### 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 the town centre cross the Swing Bridge over to the east side of town. Take the second turning on your left onto Church Street and walk along this cobbled street past Monks Haven Tea Room and the Market Square on your left hand side and continue until you see the opening to the yard on your right hand side. Turn right up here and No.1 is immediately on your left as you enter the yard.



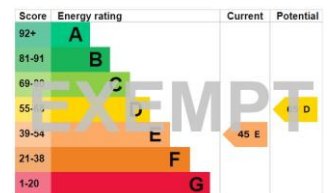
**Services:** The property is understood to be connected to mains water, gas, electricity and drainage. Central heating and hot water are provided by wall mounted gas boiler located in the kitchen.

**Planning:** The property is a grade II listed building and lies within a designated conservation area. North Yorkshire Council. Tel 01723 232323

**Local Taxation:** Council tax band 'B' approx. £1,881 payable for 2025-6. North Yorkshire Council. Tel 01723 232323.

**Tenure:** Freehold.

**Post Code:** YO22 4DS



### 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.





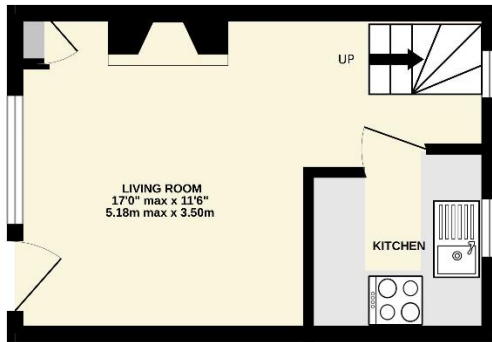
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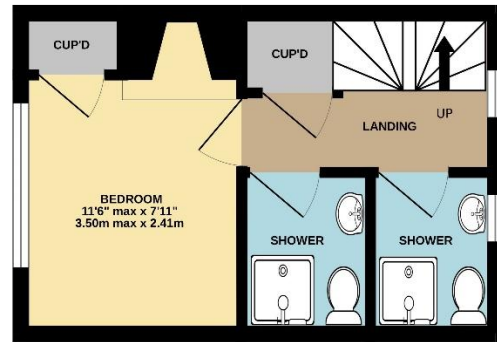
Auctioneers

Valuers

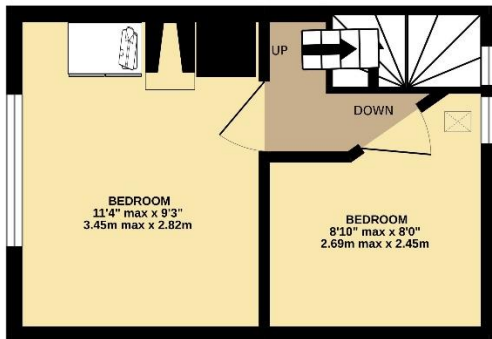
Estate Agents



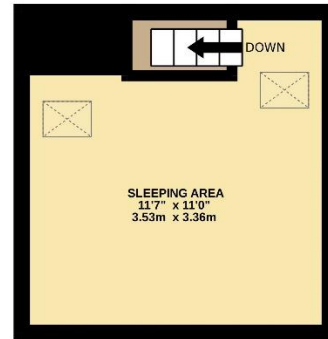
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only

