



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

47 UPGANG LANE (Incl Copper Coins Holiday Cottage), WHITBY

Whitby Town Centre approx. 0.5miles



A BEAUTIFULLY PRESENTED MODERN 4 BEDROOM HOUSE WITH HIGHLY SUCCESSFUL ATTACHED 1 BEDROOM HOLIDAY COTTAGE SITUATED CLOSE TO THE WEST CLIFF. OFFERING SPACIOUS FAMILY LIVING WITH ADDITIONAL PROVEN INCOME POTENTIAL OR SUITABLE FOR MULTIGENERATIONAL LIVING IS REQUIRED, THIS IS A MUST VIEW

Accommodation:

Ground: Hallway, W.C, Semi-Open Plan Lounge with Kitchen and Dining Areas, Laundry, Store.

First Floor: 2 Double Bedrooms, Single Bedroom/Office, Shower Room, Staircase to Second Floor

Second Floor: Landing, Double Bedroom, Attic Storage.

Copper Coins Holiday Cottage: Ground Floor: Double Bedroom, Shower Room

First Floor: Open Plan Lounge with Kitchen Area

Outside: Forecourt Parking, Gardens To Front, Rear Yard with Stores x 2.

Guide Price: £560,000

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PARTICULARS OF SALE

Prominently situated just off the West Cliff this individually designed house is the perfect opportunity for those looking for a great family home with additional income potential or with separate accommodation for a family member.

Extended by the vendors in their ownership and fastidiously maintained, the main house offers delightful modern living with high quality fixtures and fittings through, uPVC double glazing and gas central heating, whilst the holiday cottage offers beautifully presented accommodation that is ideal for a couple looking for a break in our delightful town.

As mentioned the West Cliff just minutes walking away, whilst the town centre, harbour-side and all its amenities are again within walking distance, whilst being perfectly positioned to access the rest of the Heritage coast, particularly the western coastal villages of Sandsend, Runswick and Staithes, and the surround North York Moors and onwards to the large towns on Teesside and York.

Early viewing is highly recommended.

From the front, a paved pathway leads to the open porch which in turn gives access through a part glazed uPVC door to the ...

Entrance Hallway: With staircase to the first floor, tiled floor (which continues through to the kitchen and dining areas) and modern doors off to the...



Cloakroom/W.C: An irregularly shaped room with hand basin, w.c and fitted cupboard for ample storage.



Semi-Open Plan Lounge: Split by a dividing wall with the dining area joining both, the large bay window and large patio doors to the rear of the large lounge area allow light to flood in, particularly later in the day. There is an impressive recessed fire place, with tiled surround and hearth and Oak over-mantel and inset multi-fuel stove for the winter months.



The kitchen opposes the lounge and similarly has large patio doors to the rear. It is fitted with an impressive modern suite of high gloss units with Quartz worktops and matching wall cupboards, and tall units. There are high quality integral appliances including double oven and microwave, induction hob, extractor, dish washer, and fridge and freezer. There is inset sink unit with Insinkerator tap providing instant boiling water.



There is a further recessed cupboard housing the Ideal gas central heating boiler, opening to the lobby which has a door off to the hallway and a further door giving access to the....

Laundry Room: An unusually shaped room which has plumbing and space for an automatic washing machine and drier, with separate bespoke storage units built in.

First Floor

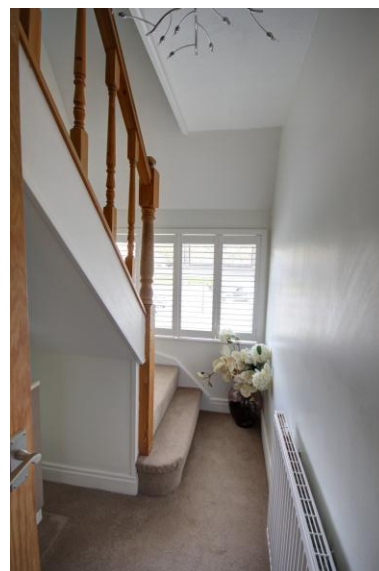
From the hallway stairs lead to a small landing area with doors off to the various rooms. At the top of the stairs is a sealed door which if required can be re-instated to give access to the rooms which make up Copper Coins



The house shower room is to the rear of the property and has a modern suite including large walk-in shower cubicle with hand-basin and w.c, heated towel rail and tiling to the walls and floor.



There are two double bedrooms, both with dormer windows to the side, each with ample storage as either fitted units or under eaves/built-in storage. There is a built-in shower to one room.



Off the landing is a generous single bedroom/office which looks to the front of the property and again has fitted wardrobes and ample storage. There is also an inner lobby within which is the staircase to the 2nd floor.



2nd Floor

A small half landing gives access to the attic storage area (this would be suitable for conversion to a small shower room if so desired and subject to the normal permissions and building regulations), a small built-in storage cupboard and a further double bedrooms, which again has eaves storage.



COPPER COINS



Formerly a garage and bedroom/snug the vendors converted this side of the property in 2015 to form a beautifully appointed one bedroom holiday cottage, which takes advantage of the position of the house to be the perfect destination for a single or couple who want to take in everything Whitby has to offer being, as mentioned previously, with-in walking distance of the West Cliff, beach town centre and harbour-side. The accommodation has separate access and parking for one vehicle and comes fully furnished.

From the side of the house the composite front door enters into the...



A generous double bedroom with staircase to the first floor and has the small but perfectly former shower room with w.c and hand-basin to the rear



Upstairs the accommodation comprises an open plan set-up which offers space and light and again is ideal for a single or couple. The kitchen area is to the rear of the room and has modern units with a small range of integral appliances - everything you need for an enjoyable holiday.



Externally

At the front, the property is set behind a low brick wall and is large set to lawn with paved foot paths, a parking area and two large sheds which would be included in the sale. It should be noted that there is a former parking space to the side of the property which could be opened up and re-instated if so desired.



To the rear of the building is a large enclosed yard, a real sun trap and ideal for BBQ's, with another useful timber shed and a small store off.



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.

Local Taxation: The property has a single Band D council tax rating. Approx. £2,418 for 2025/6. North Yorkshire Council. Tel 01723 232323.

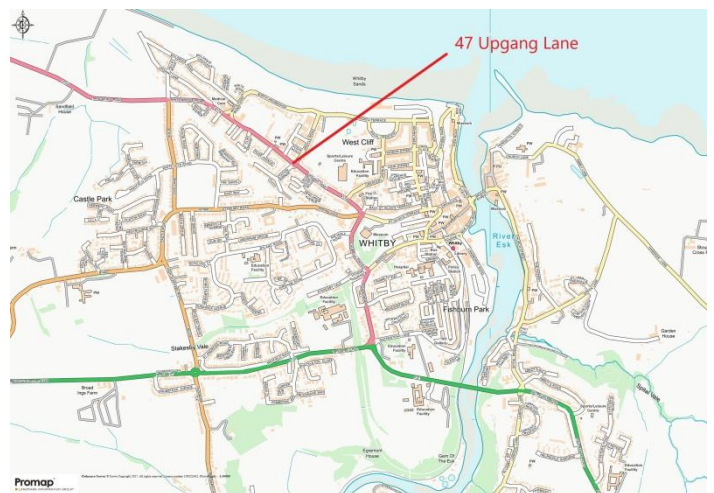
Directions: From the bus / train station follow the Bagdale to the mini-roundabout, turning right up Chubb Hill to the large roundabout at the top. Take the 2nd exit on to Uppang Lane, following the road to the next roundabout and No 47 is situated off the roundabout on the left. See also location plan.

What3words: vouch.renovated.wasps

Services: The property is connected to mains water, gas and electricity supplies, and to mains sewerage.

Post Code: YO21 3HZ

Tenure: Freehold



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.

47 Uppang Lane

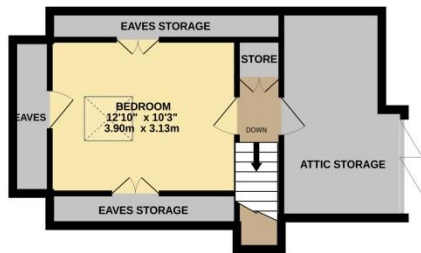
GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.

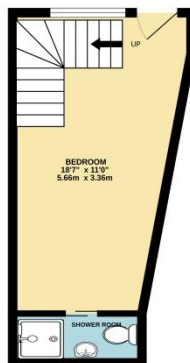


TOTAL FLOOR AREA : 1700 sq.ft. (157.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

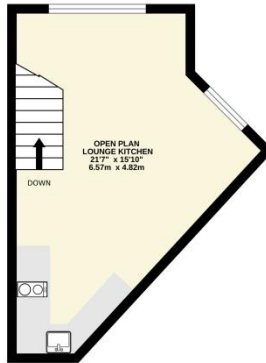
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Copper Coins Holiday Cottage

GROUND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq.ft. (40.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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