



RICHARDSON & SMITH

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UPPER APARTMENT, STERLING HOUSE MOUNT PLEASANT NORTH, ROBIN HOODS BAY

Whitby 6 miles

(Distances are approximate)

Scarborough 16 miles



A SPACIOUS, LATE VICTORIAN SEMI-DETACHED HOUSE, SUBDIVIDED INTO 2 APARTMENTS. WITH SOME STUNNING, RETAINED PERIOD FEATURES AND VIEWS AS FAR AS THE SEA, THIS 4 BEDROOM FLAT MAKES AN ATTRACTIVE HOME FOR HOLIDAYS OR PERMANENT LIVING.

Upper Flat: Hallway, Double Bedroom, Landing, Living Room, Kitchen, Dining Room, Bathroom.

2nd floor: Landing, Double & 2 Twin Bedrooms, Second Bathroom.

Outside: Garden to Rear. Store Cupboard.

Guide Price: £330,000

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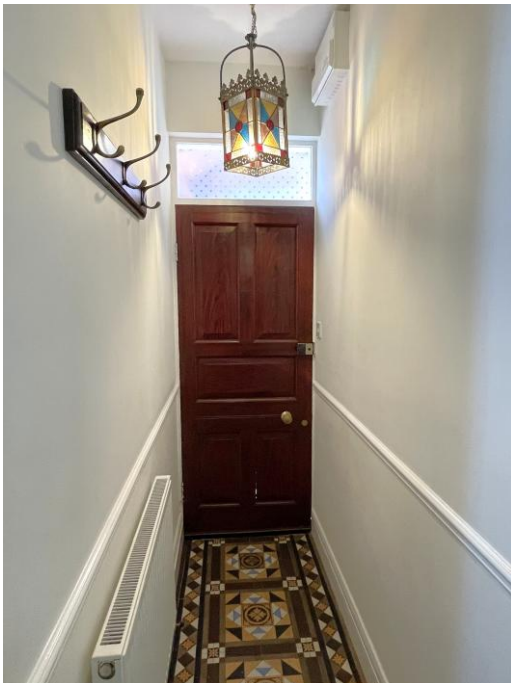
PARTICULARS OF SALE

Built as part of a matching pair of semi-detached homes, typically built for retiring ship captains and date-stoned 1897, Sterling House is a large, late Victorian villa that was converted into a pair of apartments some years ago. The current owners have used the upper apartment for themselves and holiday letting, whilst letting the ground floor apartment on a longer term letting.

The upper flat covers 2½ floors of the building and offers 4 bedroom accommodation with 2 bathrooms, 2 reception rooms and a spacious kitchen. Outside, the gardens have been partitioned to the rear so that the ground floor flat has the terraced front garden (and the front door) but only a modest fenced yard to the rear. The larger, upper apartment has its own access from the side of the building and enjoys the better part of the rear garden including a lawn, patio area and a small store.

The Upper Floors Apartment

Occupying the entirety of the top two floors of the building, plus an additional section on a half landing to the rear between the ground and first floors, the upper apartment is, by some margin, the superior flat in the building.



From the side of the property a panelled entrance door opens into an attractive hallway with ornately tiled floor and stairs rising up to a half landing at the rear with leaded and coloured glass window to the rear and a door opening into ...



Bedroom 1 - A good sized double bedroom with a window to the side and a door opening into a walk-in closet with a hanging rail and shelving and a window to the side.

From this half landing a short flight of steps rise to the first floor landing where the attractive period staircase continue up to the second floor and panelled style doors open to the kitchen, a bathroom and to



Lounge – nicely proportioned and retaining an original grey marble fireplace with cast inner and tiled insets. Ceiling cornice and window to the front.



The bathroom lies to the side of the house and has a window and tiled floor. The fittings are modern and white and include a separate shower cubicle with thermostatic fitment, a panel bath with central taps and hand shower hose, a pedestal wash basin and a low flush WC.

Kitchen – Another good-sized room, the kitchen has a broad window facing to the rear, looking towards the sea, and is fitted with a number of white coloured cabinets including a peninsular feature under wooden worktops.

The kitchen also has a traditional fireplace. And has integral equipment including an eyeline oven and separate microwave, concealed washing machine, dishwasher and tumble dryer, plus a 1½ bowl stainless steel sink unit. There is space for a large upright fridge freezer. An archway off the kitchen opens through into

Dining Room – with a window to the front and a built-in dresser unit, the dining room has ornate cornices and a traditional fire surround which has been opened up to offer a store cupboard.



2nd Floor

The stair rises to the second floor where there is a useful storage cupboard housing the central heating boiler and a broad window facing out to the rear. from the landing doors open to ...

Bedroom 2 – A twin bedroom with a broad Velux rooflight to the rear offering views to the sea between the houses behind.



Bedroom 3 – A double bedroom with a dormer window to the front, a cast bedroom fireplace and a storage cupboard.

Bedroom 4 - An L shaped twin bedroom with window to the front and cast bedroom fireplace.

Bathroom 2 – similar to the first floor bathroom this room has a window to the side and white fittings including a shower, a bath, WC and basin.

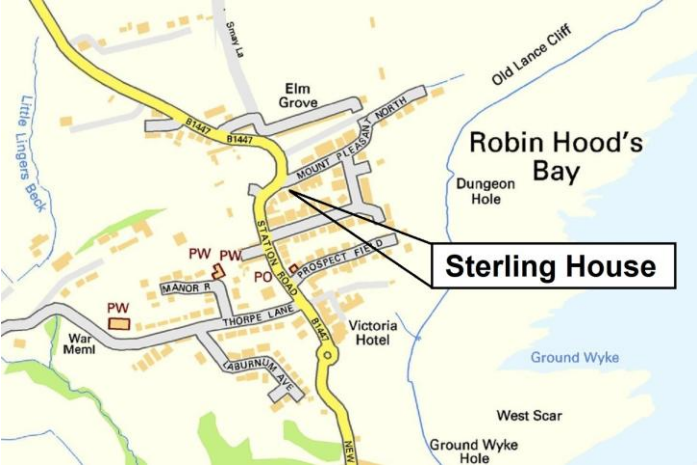


Outside

The upper flat enjoys the use of the majority of the rear garden which is terraced below the level of the house and has a lawn and a patio seating area as well as a separately screened area for bins, etc. There is a small store to rear of the building.

GENERAL REMARKS & 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: Robin Hoods Bay is clearly signed from the A171 road between Whitby and Scarborough. From Whitby, turn off at Hawsker and follow the road down towards the village. As you descend into the upper village turn left by the Grosvenor Public House onto Mount Pleasant North and Sterling house lies on your right hand side, just a couple of doors from the pub. See also location & boundary plans.

Services: The property is connected to mains water, gas and electricity supplies, and to mains sewerage. The flat has its own gas central heating system with a boiler in a cupboard off the top floor landing.

Local Taxation: The upper flat is band 'C' with approx. £2,150 for 2025/6. North Yorkshire Council. Tel 01723 232323.

Tenure: Freehold with new leasehold tenure to be created.

Post Code: YO22 4RE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

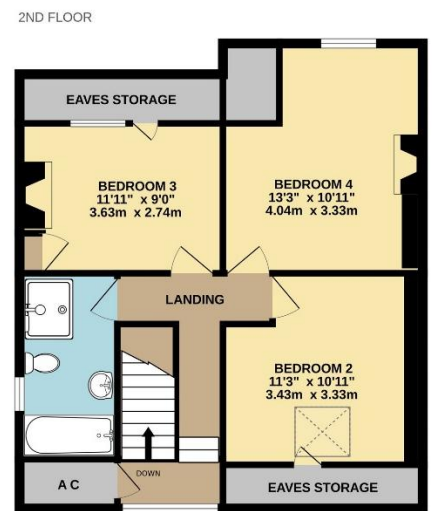
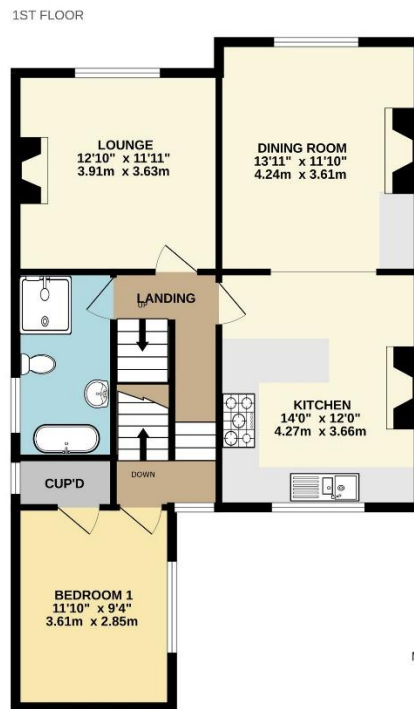
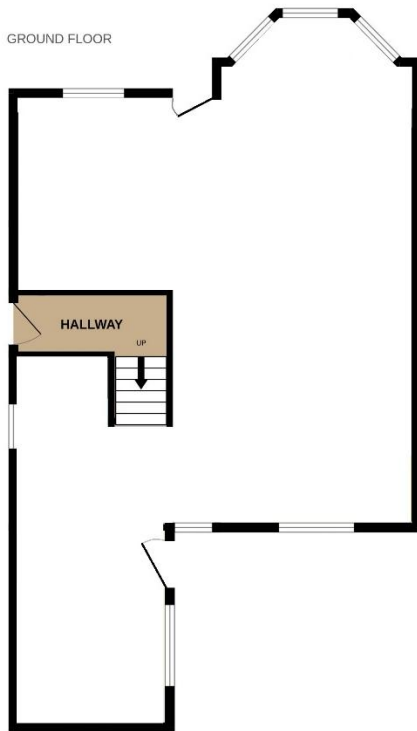
IMPORTANT NOTICE

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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Measurements are approximate. Not to scale. Illustrative purposes only
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