



# RICHARDSON & SMITH

Chartered Surveyors

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## HARBOUR VIEW COTTAGE, 1 STUDLEY TERRACE, WHITBY

*Whitby Town Centre ¼ mile*



**A RECENTLY MODERNISED AND BEAUTIFULLY PRESENTED END TERRACE COTTAGE WITH VIEWS OVER THE UPPER HARBOUR AND MARINA. OFFERING BEDROOMS INCLUDING AN ENSUITE AND SEPARATE HOUSE SHOWER ROOM PLUS AN OPEN PLAN LIVING KITCHEN SET OVER 3 FLOORS.**

Ground Floor: Lobby, Living Room including Kitchen. 1<sup>st</sup> Floor: Twin & Single Bedrooms, Shower Room.  
2<sup>nd</sup> Floor: Master Bedroom with Ensuite Shower Room. External: Forecourt & Rear Yards.

**Guide Price: £189,950**

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk



This brick-built end-terrace cottage has been comprehensively refurbished and modernised over the past 2 years and is now run as a high-quality holiday let. A half-glazed entrance door opens from the yard into ....

**Entrance Lobby:** with stairs to the first floor and a door into...

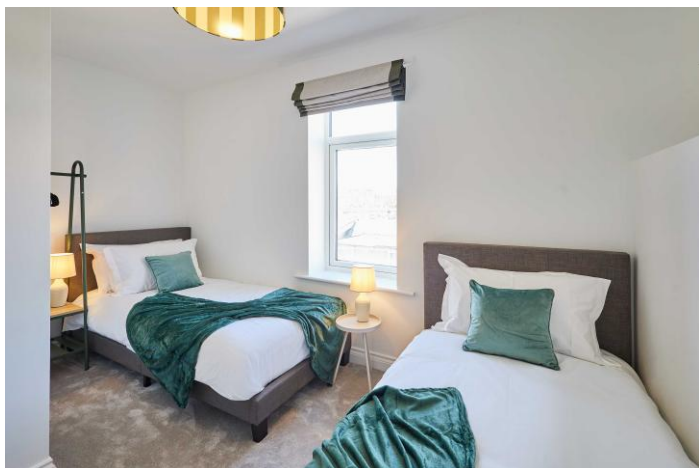


**Living Room including Kitchen:** fitted with a modern range of pale grey coloured, shaker style cabinets with quartz worktops, an inset stainless-steel sink, an electric fan oven, a microwave, electric hob, concealed dishwasher, fridge-freezer and washer-dryer. A door opens to an understairs store cupboard. An external door opens to the rear yard.

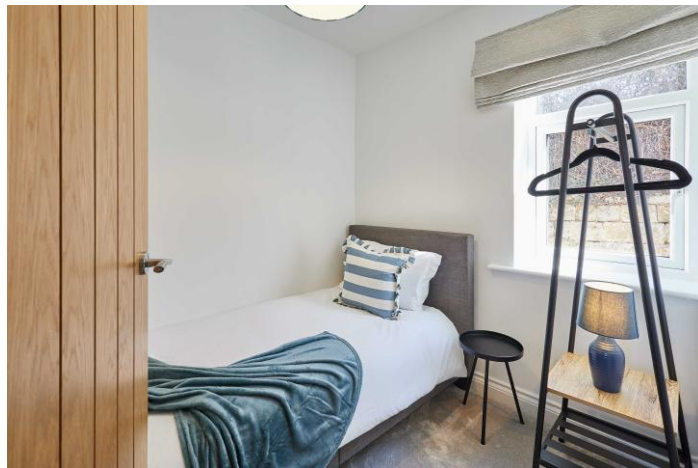


### 1<sup>st</sup> Floor:

The staircase rises up to a landing, from where doors open to ...



**Bedroom 2:** An L-shaped twin room with a window to the front.



**Bedroom 3:** A single bedroom, currently presented with a double bed and a dormer window facing to the front.



**Shower Room:** The bathroom has a modern white suite including a shower cubicle with thermostatic shower fitment, wash basin and a WC with a concealed cistern.

### 2<sup>nd</sup> Floor:

The staircase rises to a door opening directly into ...

**Master Bedroom:** A spacious double bedroom with a broad dormer double glazed window to the front giving elevated views over the upper harbour and marina. A second window faces to the rear and a second door opens into ...







**En-Suite Shower Room:** Fitted with a modern white shower suite similar to the house shower room.



## Outside

The property has a small forecourt area with a gate onto the communal path across the front of the terrace. To the rear is a narrow, terraced yard with a levelled area for a table and chairs.



## IMPORTANT NOTICE

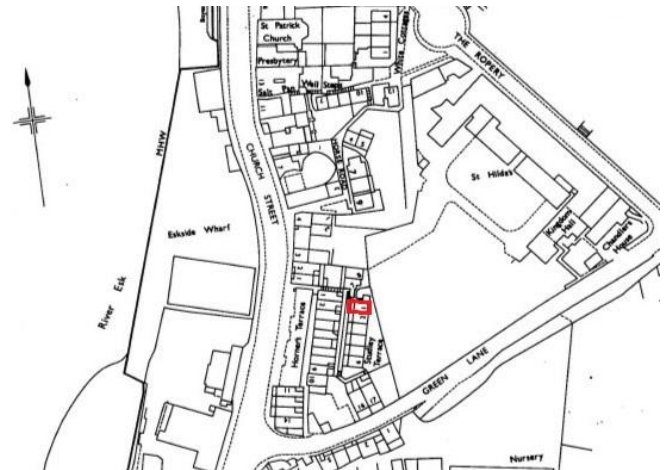
*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that 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.*

## GENERAL REMARKS & STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss any 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 onto the east side of the river and then drive south along the harbourside on Church Street until you reach the boatyard on your right. On the left, to the side of the bus shelter, a flight of stone steps rise to Studley Terrace and No. is the end terrace.



**Contents:** The property is available as a going concern to include the contents.

**Services:** The property is understood to be connected to mains water, gas, electricity and drainage. Heating is provided by a gas fuelled boiler and radiators.

**Local Taxation:** The cottage is a commercial holiday let but currently pays council tax, pending assessment for business rates. Band 'B' - approx. £1,881 payable for 2025-26 before reliefs. North Yorkshire Council. Tel 01723 232323.

**Planning:** North Yorkshire Council. Tel 01723 232323. The area is a designated Conservation Area.

**Tenure:** Freehold

**Post Code:** YO22 4EL

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

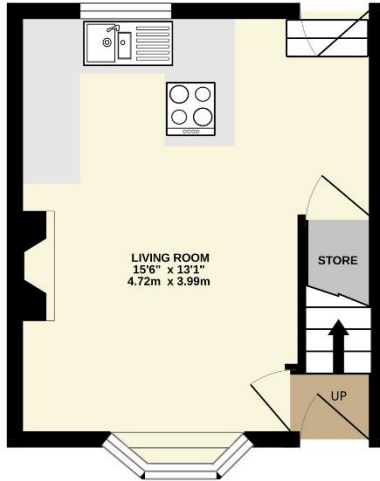




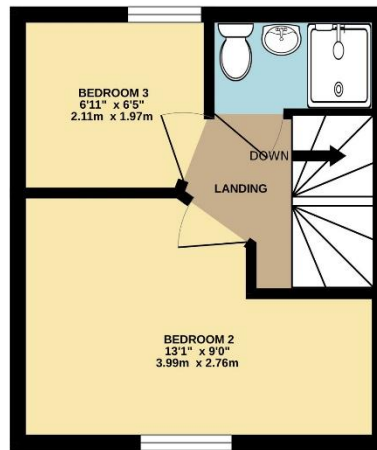
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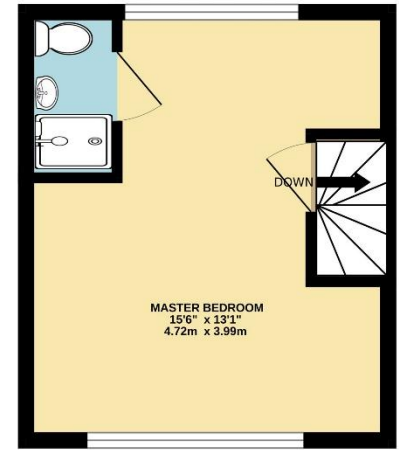
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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