



RICHARDSON & SMITH

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SEAGULL'S NEST, 8 PROSPECT PLACE, WHITBY

Town Centre approx. ½ mile



A BEAUTIFULLY PRESENTED, GRADE II LISTED, 2 BEDROOM COTTAGE WITH ATTRACTIVE VIEWS OVER THE MARINA AND UPPER HARBOUR. THE COTTAGE LIES A SHORT WALK FROM THE TOWN CENTRE AMENITIES, THE ABBEY AND BEACH. THIS PROPERTY IS CONVENIENTLY SITUATED AND WOULD MAKE A PERFECT HOLIDAY COTTAGE OR SECOND HOME.

Living Room, Dining Kitchen, Landing, Double Bedroom, Bathroom, Attic Twin Bedroom.
Enclosed Yard to Rear.

OFFERS ON: £210,000

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PARTICULARS OF SALE

This is a superbly appointed 2 bedroom mid-terrace stone built cottage with views across Whitby Marina and upper harbour. The grade II listed property enjoys both old fashioned charm and the modern convenience of gas central heating and lovely modern kitchen and bathroom fittings.



Situated in an elevated position above the marina on the east side of the river, Prospect Place is two parallel terraces of stone townhouses, accessible via steps up from Church Street on the harbourside and from gates in a rear wall facing onto The Ropery, where there is unrestricted on-street parking.

The property offers accommodation over 4 floors, with a front door at ground floor level into the dining kitchen, but is more usually approached from the rear where the entrance door enters the property at first floor level.



From the rear yard a panelled entrance door opens into a part panelled lounge room with staircases leading up to the second floor and down to the kitchen down at ground floor level. The room has an attractive fireplace and beamed ceiling. A sash window faces to the front and a small window looks to the rear.



The contemporary styled dining-kitchen is fitted with modern units, including integral appliances and also conceals the gas central heating boiler. There is plenty of room for a dining table and a window and door face out to the front.



From the lounge, an open tread staircase rises to a first-floor landing with panelled walls and a window to the rear looking onto the rear yard. From here doors open to:



The master bedroom is a comfortable double room with a broad sash window look towards the harbour and recessed wardrobe.



The bathroom lies adjacent to the master bedroom and includes a modern white bathroom suite including a shower bath with curved shower screen, low flush WC and pedestal wash basin. A window faces to the rear.



The final door off the first floor landing opens onto a staircase with low headroom up into the attic second bedroom. This room has exposed beams and a Velux rooflight to the front plus a small dormer window to the rear. The views from this room are great looking over the marina down towards the swing bridge as well as up to Whitby's high level bridge.

Outside

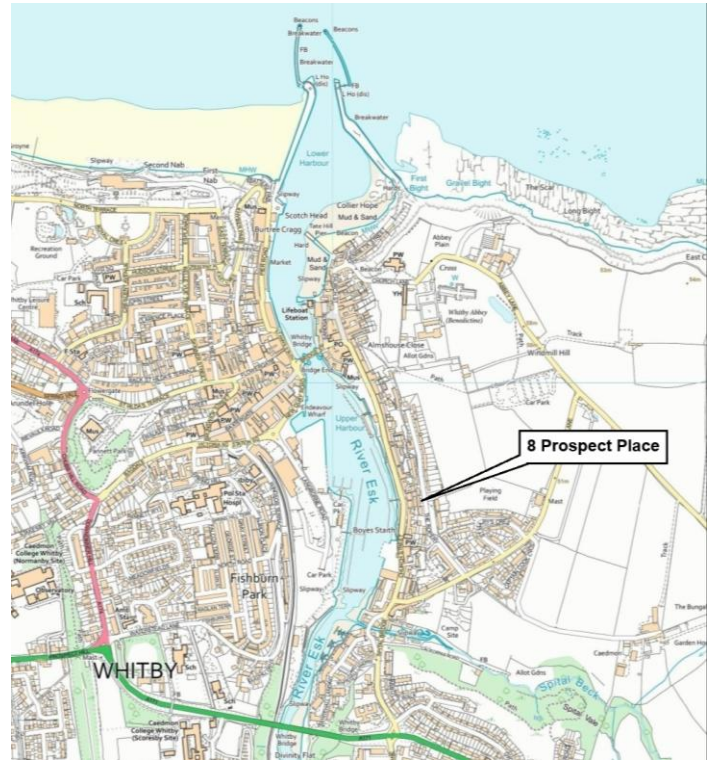
To the front raised step bounded by a galvanised steel rail with steps down to a communal yard which has steps leading down to the harbourside. To the rear is a concrete yard with high stone wall to the rear, where a set of steps leads to a door onto The Ropery



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.

Directions: From our offices, head across the swing bridge onto the east side of the river and drive away from the town centre along Church Street. Turn first left onto Green Lane and then left again onto The Ropery. Drive along and park by the stone wall on the left, opposite the grassed area. A gate in the stone wall marks the entrance to the cottage where a steel staircase descends into the yard at the rear of the cottage.



Services: The property is connected to mains gas, electricity, water and drainage. There is gas fuelled central heating running from a combi-boiler concealed in the kitchen cupboards and a gas fire in the lounge

Planning: The property is grade II listed and lies in a Conservation Area.

Council Tax Banding: Band 'B' £1,881 per annum. North Yorkshire Council. Tel 01723 232323.

Post Code: YO22 4AD

Tenure: Freehold.

EPC Rating: Exempt as listed building.

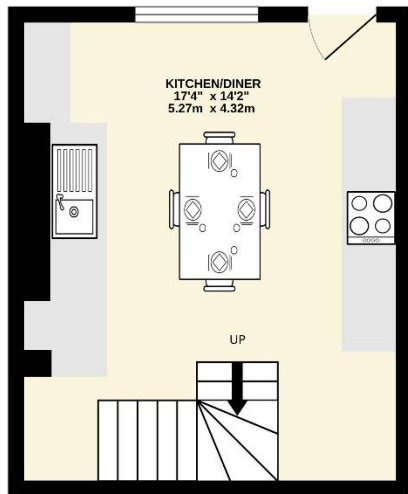
IMPORTANT NOTICE

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.

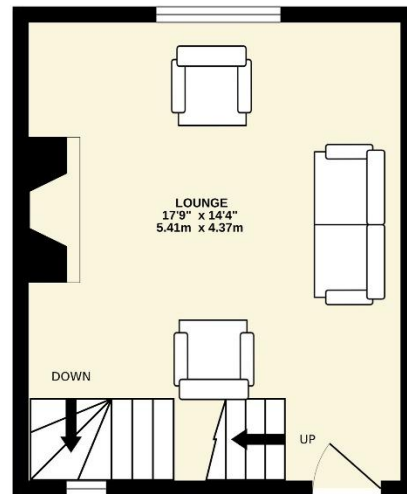


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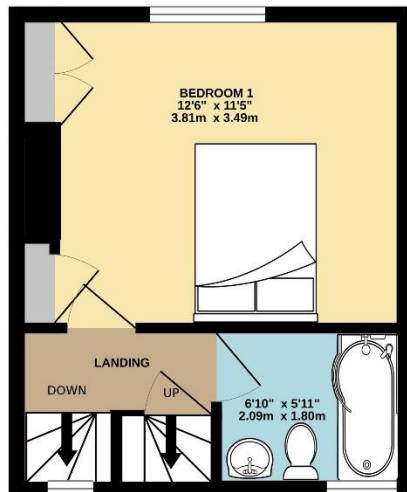
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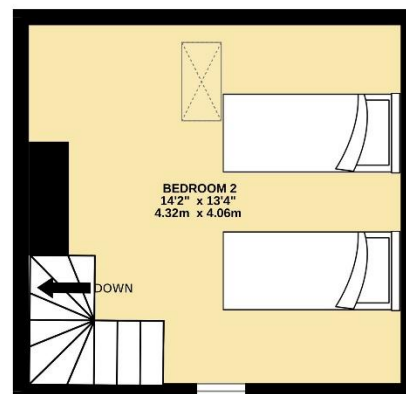
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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