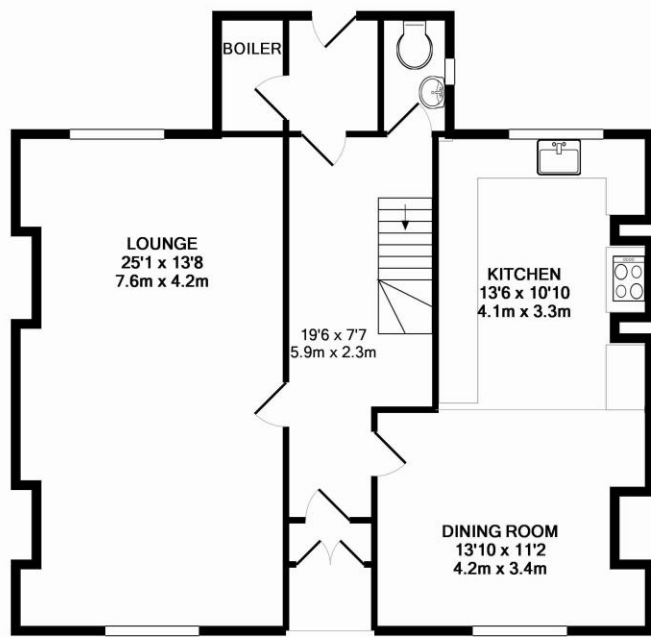
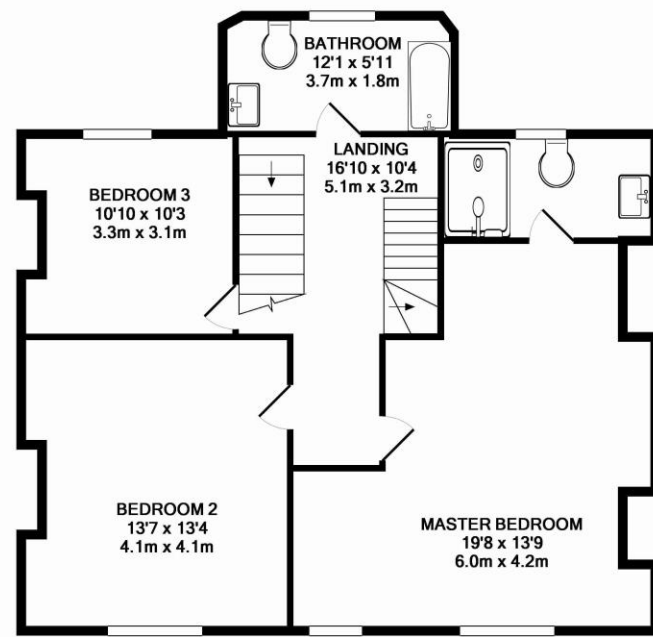


HENDERSONS



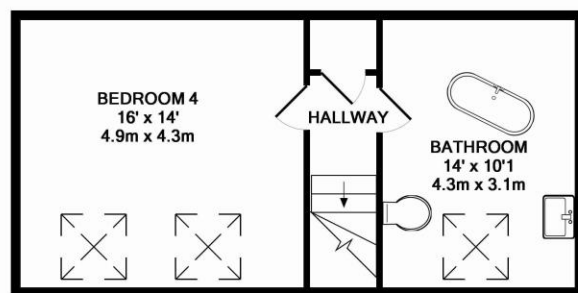
GROUND FLOOR  
APPROX. FLOOR  
AREA 853 SQ.FT.  
(79.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 849 SQ.FT.  
(78.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2100 SQ.FT. (195.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2ND FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)

# 5 VICTORIA SQUARE

## WHITBY YO21 1EA

### DESCRIPTION

5 Victoria Square has been finished to an exceptionally high standard by the current owners who are looking to sell the property fully furnished, meaning this property is ready to move straight into as a permanent home or it would make an ideal lucrative holiday letting property.

Located in the centre of Whitby you are only a stones throw away from all the amenities that Whitby has to offer.

The kitchen and bathroom where both been supplied and fitted by the locally renowned Stringers of Whitby. The kitchen offer a large Range Cooker, granite work tops and quality wood fronted units and a bespoke seating and dining area.

All the rooms are of very generous proportions and still retain many of the period features that you would expect including plaster coving, ceiling roses and original sliding sash windows.

Externally the property benefit form a stone flagged area ideal for wining and dining during those summer months. Internal inspection is a must to fully appreciate all this property has to offer but don't delay as we feel this one will be snapped up.

### ACCOMMODATION

#### GROUND FLOOR

LOUNGE 13' 8" x 25' 1" (4.16m x 7.64m)

DINING AREA 13' 10" x 11' 2" (4.21m x 3.40m)

KITCHEN AREA 10' 8" x 13' 6" (3.25m x 4.11m)

BOILER ROOM

DOWNSTAIRS W.C 3' 6" x 5' 11" (1.07m x 1.80m)

#### FIRST FLOOR

BATHROOM 12' 1" x 5' 11" (3.68m x 1.80m)

BEDROOM 1 (MASTER) 13' 9" x 17' 9" (4.19m x 5.41m)

EN-SUITE 10' 0" x 5' 6" (3.05m x 1.68m)

BEDROOM 2 13' 4" x 13' 7" (4.06m x 4.14m)

BEDROOM 3 10' 10" x 10' 3" (3.30m x 3.12m)

#### SECOND FLOOR

BATHROOM 10' 1" x 14' 0" (3.07m x 4.26m)

BEDROOM 4 16' 0" x 14' 0" (4.87m x 4.26m)

#### OUTSIDE

A stone flagged area to the rear and a concrete base which provides a great space for seating.

- EPC rating: TBC
- Council tax band: TBC
- Tenure: Freehold
- Property Ref: 2250
- Services: All mains services are connected to the property

## Guide Price £450,000

Want to book a viewing or know more about this property?

Call our one of our property advisors 7 days a week on  
01947 60 26 26 we are open to 6pm through the week.

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