



39 Prospect Hill, Whitby, YO21

Guide Price £630,000

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Overdale House is an impressive Victorian villa that offers everything a large family could need; generous living space, plenty of parking, a beautifully maintained garden, and all within easy reach of Whitby town centre.



Key Features

- Beautiful six bedroom family home
- Parking for six cars to the front
- Restored to a high standard by the current owners
- Large garden separated into three areas
- Stunning kitchen with original tiled floor and large utility room
- Suitable for a variety of uses from a family home, guest house or potential of holiday apartments









This elegant period property has been lovingly maintained and combines classic features with modern comforts. With high ceilings, original fireplaces, and characterful details throughout, it offers a welcoming and homely atmosphere across three spacious floors.

On the ground floor, you're greeted by a wide entrance hall with a striking stained-glass door and original staircase. The front lounge is a perfect space for the whole family to relax, featuring a large bay window and a log burner set within a charming fireplace. At the rear, the country-style kitchen is fitted with bespoke cabinetry and solid oak worktops, offering both practicality and rustic charm. There's also a garden room that connects the interior seamlessly with the outdoor space, along with a ground-floor double bedroom and a shower room, ideal for guests or multi-generational living.

Upstairs, there are six bedrooms in total, five of which have en-suite bathrooms. All the en-suite rooms are generous doubles, making them perfect for growing families or visiting relatives. The sixth room offers flexibility as a nursery, home office or additional bedroom.

Outside, the front of the property has been tarmacked to provide ample off-street parking — a real bonus in this area, although part of this could be re-instated as gardens. To the rear, the garden is a real highlight: landscaped and well cared for, it features a stunning oak-framed shelter perfect for outdoor dining or entertaining. There's also a timber cabin tucked away at the back with its own en-suite bedroom, which could be used as a guest suite, teenager's retreat, or even a granny annex.

Currently used in part as a guest house with up to five en-suite letting rooms, the property also presents an exciting opportunity for those looking to generate income while enjoying the comfort and space of a substantial family home.

In short, Overdale House is a rare find, a characterful and versatile home offering space, style and convenience, right on the doorstep of everything Whitby has to offer.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band:
Council Authority: NYC