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ESTABLISHED 1992



4 CRESCENT PLACE • WHITBY • NORTH YORKSHIRE





4 CRESCENT PLACE

West Cliff, Whitby, North Yorkshire
YO21 3HE

*Whitby Harbour 200m • Scarborough 19 miles
Pickering 20 miles • York 45 miles*

Substantial mid-Victorian terraced house in the favoured West Cliff quarter of Whitby

Entrance and staircase hall •
kitchen/breakfast room • utility room •
shower/cloakroom • 3 reception rooms •
study

5 bedrooms (4 with en suite bathrooms) • 2
separate WCs

Top floor room with balcony

Outbuilding/store • separate WC

Rear walled courtyard

For Sale Freehold



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No. 4 Crescent Place is a handsome mid-terrace townhouse dating from 1853, 'built' by George Hudson, the railway 'king' and property developer. In the heart of Whitby's desirable West Cliff Conservation area, the house lies within a short stroll of the town's many amenities including cafés, shops, harbour and beach. Glimpses of the sea can be enjoyed from the bay window and, from the top floor, is a breathtaking roof-top view of the harbour. This five-storey property is in the process of a sympathetic programme of renovation.

- Substantial mid terrace 1850s townhouse
- Ideal family home or investment
- Versatile accommodation of nearly 3000 sq ft
- South-facing courtyard with WC and brick outbuilding
- 180-degree view south across the harbour, along the river to the Moors
- Strolling distance to Whitby's many amenities
- 5 minutes' walk to the beach

The ongoing renovation of 4 Crescent Place includes the installation to front and back of woodgrain effect Ultimate Rose sliding sash windows and a new heating system. The original house has retained traditional panelled doors with architraves, dado rails, cornicing, fireplaces and bay windows with panelling below. The hallway features the original staircase with mahogany handrail and spiral volute.

No. 4 Crescent Place was designed for a family. Its versatile living and bedroom space is arranged over five floors. On the ground floor is an elegantly proportioned dining room with an ornate fireplace surround housing an

electric fire. The kitchen/breakfast room faces south, has plenty of space to accommodate a table and features an original fireplace with cast-iron grate. There are modern kitchen units and a Range cooker with gas hob. Beyond lies a study illuminated by light from south and west facing windows. On the lower ground floor, there is a sitting room with a large walk-in store cupboard and a fireplace housing an electric fire. The adjacent snug is a versatile room with an electric stove; it gives access to a shower/cloakroom, a fitted utility room and a series of store/boot rooms with an external door opening to the rear courtyard.

The five/six bedrooms are arranged over the three upper floors. The four doubles have traditional bedroom fireplaces and en suite bathrooms; bedroom 4 has a bay window providing a glimpse of the sea. There are separate WCs on the first and second floor half landings. On the top floor is a large and versatile room that rises into the roof space with two Velux windows and doors opening to a balcony with glass balustrade. 180-degree views south can be enjoyed across the rooftops to the harbour and up the river Esk to the moorland of the North York Moors.

Outside

At the front, the house is set behind wrought iron railings and a flight of stone steps ascends to the entrance. At the rear is a walled and paved courtyard with brick outbuilding with stable door. This is connected to power and plumbing, and is currently used as a laundry. There is vehicular access at the rear, off Wellington Terrace.

Environs

Crescent Place lies on the north side of a handsome residential street where the famous novelist, Daphne du Maurier, used to take lodgings. It descends gently enjoying a superb vista across to the historic Abbey. The wide range of amenities to be found in historic

Whitby lie within comfortable walking distance and the sandy beach lies no more than a ten minute stroll away. The A171 is half a mile to the north connecting to Scarborough and Middlesbrough, as well as to the A169 south across the Moors to Pickering and on to York.



Tenure: Freehold

EPC Rating: G

Council Tax Band:

Services & Systems: All mains services. Electric heating – electric radiators are wifi/app-controlled. Natural Gas – gas hob. Sprinkler fire system. Addressable Fire Alarm.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council www.northyorks.gov.uk Conservation Area

Directions: Crescent Place is adjacent to The Corner Guesthouse, on the edge of Wellington Terrace. Heading down the hill facing Whitby Abbey, No 4 is on the right hand side. What3words [///raves.seriously.forgiven](https://www.what3words.com/)

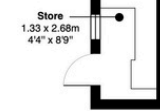
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	14 G	



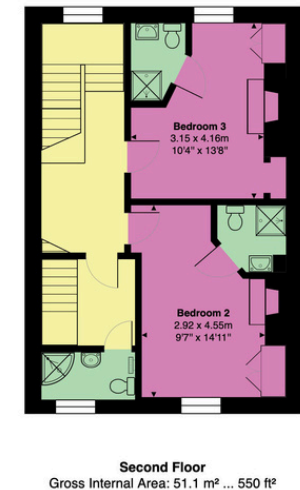
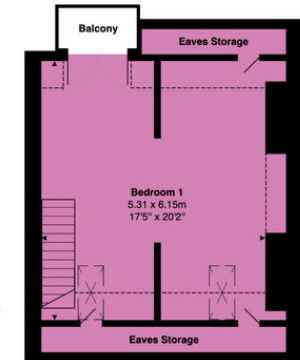
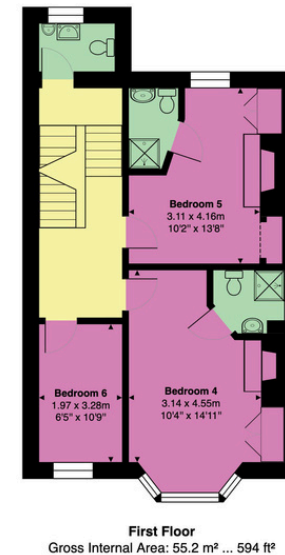
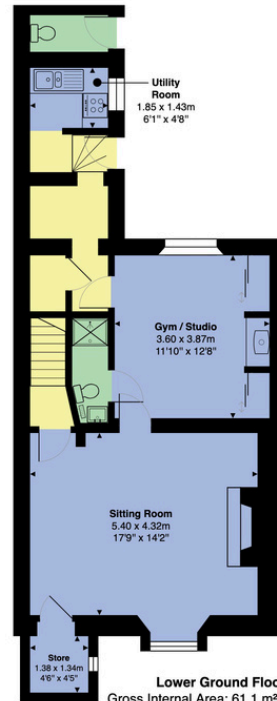
4 Crescent Place, Whitby, YO21 3HE

Gross Internal Area: 274.0 m² ... 2950 ft² (excluding balcony)

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk



Store
1.33 x 2.66m
4'4" x 8'9"



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City

Country

Coast