

5 KIRBY'S

West Cliff, Whitby



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**Rare opportunity: first floor apartment
boasting one of the best views to be found
on the Yorkshire Coast**

*Beach 200 metres • Saltburn by the Sea 14 miles
Scarborough 20 miles • York 45 miles*

Hallway • kitchen • sitting room • dining room •
2/3 bedrooms • bathroom

Communal bike storage

Single garage • non-allocated parking space

For Sale – Leasehold, 953 years remaining

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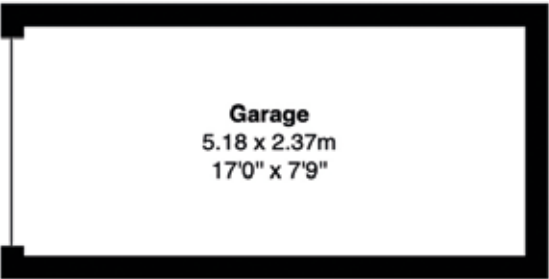
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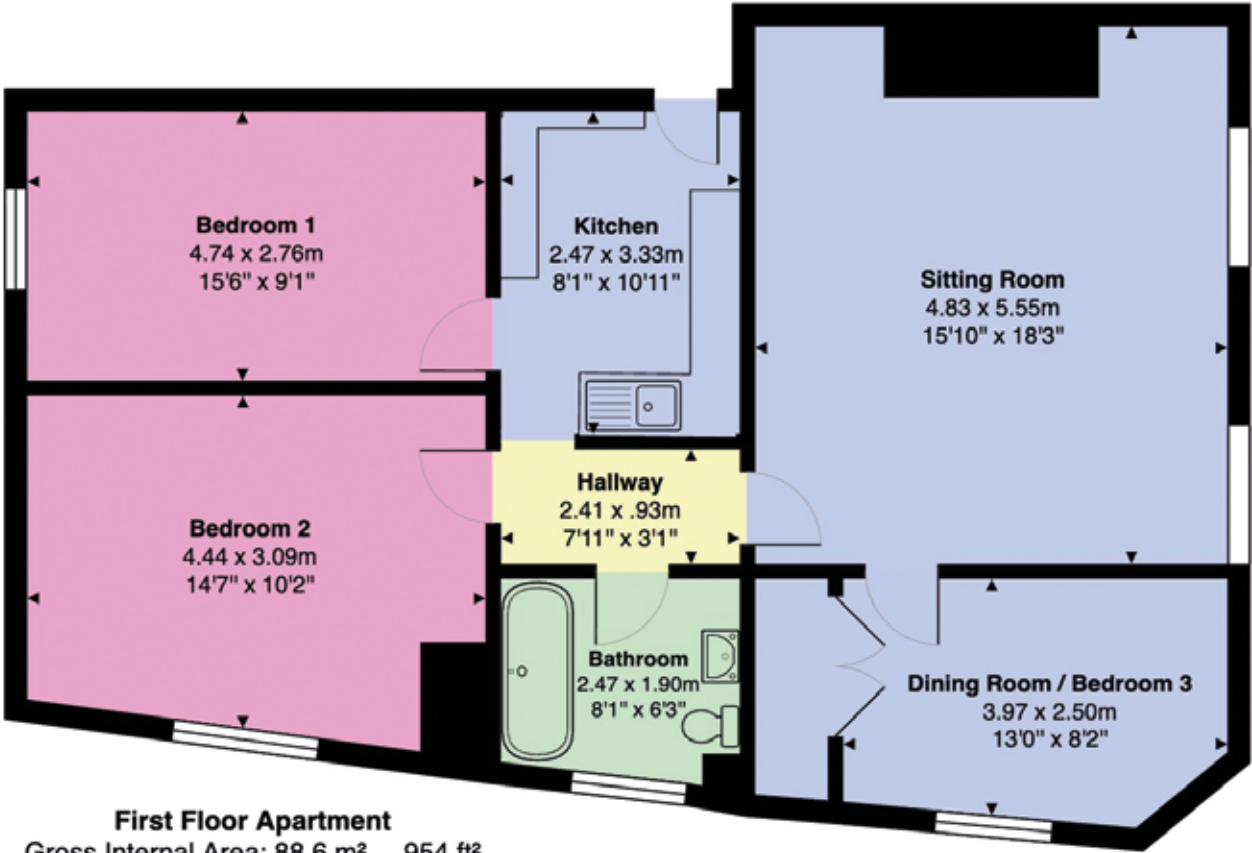
5 Kirby's, East Terrace, West Cliff, Whitby YO21 3HB

Approximate Gross Internal Floor Area
100.9 SQ M / 1086 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Garage
Gross Internal Area: 12.3 m² ... 132 ft²



First Floor Apartment
Gross Internal Area: 88.6 m² ... 954 ft²

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
		82
	66	
Not energy efficient - higher running costs		

City

Country

Coast

Set high on West Cliff, just moments from Whitby's iconic whale bone arch, this Georgian landmark occupies one of the most sought-after addresses in town. Formerly a grand hotel, it has been thoughtfully converted into stylish apartments that preserve its original character while maximising the benefits of its elevated position.

5 Kirby's on the first floor, comes with a private balcony that provides panoramic views across the harbour, the old town, and the famous 199 steps rising to Whitby Abbey – arguably the most captivating view on the Yorkshire coast.

- Balcony apartment within a landmark building on Whitby's skyline
- Fully refurbished 2/3-bedroom flat with a 999-year lease
- Offers one of the outstanding views on the Yorkshire coast
- First floor and accessible by lift or stairs
- Secure entry system
- Private garage and single parking space
- Ideal main residence or holiday home (holiday lets not permitted)
- Short stroll to the sandy beach and all of Whitby's amenities



Tenure: Leasehold 999 years with 953 remaining

Service Charge: Service charge £1902 for period 1st Jan-31st Dec 2025, Pure Block Management

Ground Rent: Peppercorn

EPC Rating: D (Balcony Railings Grade II listed)

Council Tax Band: B

Services & Systems: All mains services. Gas central heating.

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.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
Conservation Area

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.





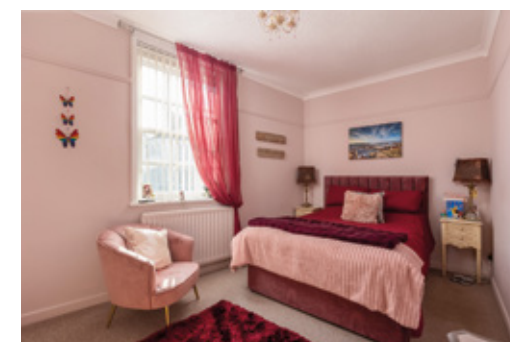
This handsome early to mid-19th-century building, once known as Kirby's Hotel, is a striking local landmark. Its most distinctive features - the ornate, continuous wrought-iron balcony and slate mansard roof - reflect elegant Parisian design influences. 5 Kirby's occupies a prime corner position on the first floor of 1 East Terrace, the original townhouse and former private residence of Mr. and Mrs. Kirby, the hotel's previous owners.

A true highlight of the apartment is the sitting room, where a pair of floor-to-ceiling sash windows open directly onto an elegant balcony. Bathed in light, the balcony offers a perfect vantage point to take in sweeping views across the harbour towards Whitby Abbey. With its front elevation capturing sunlight throughout the day, the property offers particularly bright living accommodation and is a truly exceptional living space.

The central hallway gives access to all bedrooms, the bathroom and the modern kitchen, which is fitted with multiple cabinets, an electric hob and an integrated double oven. The bathroom has an Insignia Steam Cabin with whirlpool bath, rainwater shower and full power shower with steam jets as well as aromatherapy settings, LED Lighting and music.

Extending to nearly 1000 sq ft, this apartment offers versatile accommodation with high ceilings, and useful fitted cabinetry for storage. Bedroom 3 would serve equally well as a dining room or study.

Sympathetically converted into 20 apartments in 1979, the building is now under new management. Recent restoration has seen major works completed: the roof was replaced in 2018, the exterior of the building has been extensively repaired and upgraded and the iconic balcony restored. With further improvements planned, this distinguished residence is set to flourish for years to come.



Outside

The rear of the building is controlled by a management CCTV system and there is a secure entry system as well as security lighting. 5 Kirby's comes with a single freehold garage held on a separate title. In addition, there is one unallocated parking space available on a first-come, first-served basis. The basement of the building provides communal bike storage.

Environs

Skinner Street lies just around the corner, lined with independent shops, artisan cafés, and local businesses, and Whitby's wider amenities and famous sandy beach is a mere stroll away. The A171 lies half a mile north, providing easy access to Scarborough, Guisborough, and the A169 south across the Moors to Pickering and York.

Directions

The car park and entrance lies at the back of Kirby's, on Crescent Place.

What3words: ///sung.lamppost.dabbling

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** September 2025. Brochure by wordperfectprint.com



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