



**4 Albion Place, Whitby, North Yorkshire, YO21 1ES**

**£175,000**

PRICED ATTRACTIVELY TO REFLECT MODERNISATION/WORK REQUIRED. Charming period terrace close to Whitby's marina, railway Station and hospital. Excellent scope for modernisation and reconfiguring.



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## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this excellent value and charming period terraced home, which requires modernisation and offers excellent potential to reconfigure. Situated in an ideal location, just a short distance from the harbour/marina and town centre. Features include: versatile layout, spacious main rooms, partial double glazing, gas central heating exposed fireplaces, panelled doors and character features. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the condition, potential, layout, location and value.

## PROPERTY SUMMARY

The current accommodation includes an open plan lounge & dining room to the ground floor; a lower ground floor dining kitchen, large main bedroom, spacious bathroom and 2 useful loft rooms. Externally the property is street lined to the front. To the rear is a small and enclosed yard area, accessed via the lower ground floor.

## LOCATION

Albion Place is most conveniently situated very close to the waterfront and centre of Whitby, with the railway station, hospital and many other amenities within very easy reach. Whitby is a highly desirable place to live and visit, providing a beautiful rural and coastal setting, whilst being conveniently situated for access into the North York Moors National Park and the many other nearby villages and towns. The area offers plentiful amenities including restaurants, pubs, shops, recreational facilities, beaches, coastal & rural walks and many other tourist attractions. Popular with residents and tourists this area of North Yorkshire is an ideal base for those keen to explore the wonderful coastline and National Park countryside. There are excellent transport links, making this area a popular choice with commuters and holiday makers.

## DIRECTIONS

Sat Nav location: YO21 1ES.

## SOME POTENTIAL OPTIONS

The 2 loft rooms have some areas of restricted head height, due to the sloping ceiling and purlin timbers. Access up the stairs to the top floor also has significantly restricted head height. The loft rooms have been in their current format for many years (20+). Whilst useful space, we anticipate most buyers would now look to maximise the potential by building a dormer window to the rear slope. This would significantly resolve the restricted height issue, and would also create a very pleasant view of Whitby Abbey. Removing the current stud partition wall would create a larger double bedroom, with potential space for an en-suite/shower room (subject to planning permission and any required regulations). Other potential layout changes which some buyers may find interesting to consider include: The bathroom is very large, so perhaps could be repositioned to create a bedroom. The lower ground floor kitchen could also be turned into a living room or en-suite bedroom, with the kitchen perhaps relocated to the ground floor.

## GROUND FLOOR

Double glazed front door into an inner vestibule, leading onwards to the hallway and stairs. Plentiful natural daylight via rear windows.



**Lounge** 11' 2" x 11' 0" (3.40m x 3.35m)

Comfortable lounge area with front window and exposed brick feature fireplace with log burner. Open plan into:

**Dining Area** 10' 1" x 8' 8" (3.07m x 2.64m)

Rear window. This space could potentially make a good kitchen area as part of a reconfiguration.

**LOWER GROUND FLOOR**

Stairs down from the hall and door into:

**Kitchen Diner** 14' 4" x 11' 9" (4.37m x 3.58m) max.

A good sized dining kitchen with a range of fitted units with electric hob and oven. Space for a dishwasher and fridge. Ample dining and seating space, feature fireplace with log burner, rear window and door to the rear yard. If the kitchen was moved to the middle floor, this large space could make an additional living space or en-suite bedroom.

**FIRST FLOOR**

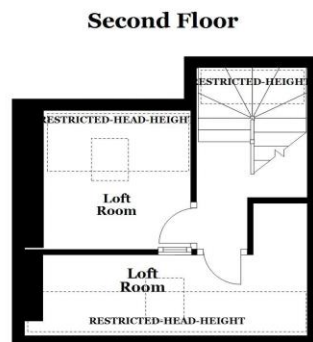
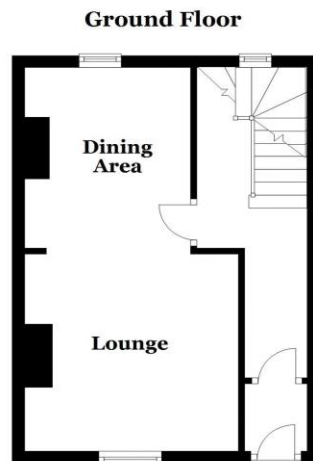
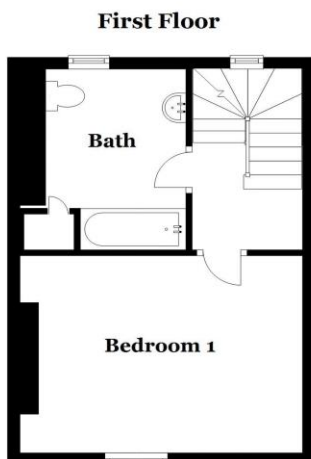
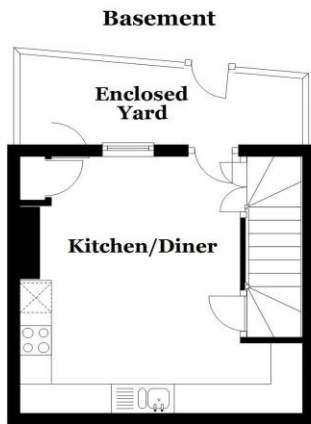
Landing area with further stairs upwards.

**Bedroom One** 14' 8" x 10' 11" (4.47m x 3.32m) max into alcove.

Good sized double bedroom with front window.

**Bathroom** 10' 0" x 7' 4" (3.05m x 2.23m)

Particularly well proportioned, with a fitted bath suite, feature fireplace, cupboard and rear window.





## SECOND FLOOR

Accessed via a staircase, but with significantly restricted head height (see previous note).

**Loft Room One** 7' 9" x 7' 6" (2.36m x 2.28m) max floor area.

Velux style roof window to the rear.

**Loft Room Two** 13' 6" x 4' 6" (4.11m x 1.37m) plus recess.

Velux style roof window to the front.

## OUTSIDE

The property is street lined to the front. On street parking. The property's outside space consists of a relatively small, but very useful, enclosed rear yard, accessed via the lower ground floor. There is a separate outhouse (which could be incorporated into the yard) and a rear door then leads out to an alleyway.

**Tenure:** Freehold.

**Council Tax Band:** B.

These details were prepared / amended on: 24/10/2023

### AGENT'S STANDARD DISCLAIMER

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## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Phone:** 01423 20 60 60  
**E-Mail:** [sales@dalesandshires.com](mailto:sales@dalesandshires.com)  
**Web:** [www.dalesandshires.com](http://www.dalesandshires.com)  
**Office:** Windsor House, Cornwall Road, Harrogate, HG1 1LE

