



Dales & Shires
ESTATE AGENTS



Hydings Yard, Bagdale, Whitby, North Yorkshire, YO21 1QL

£220,000

Exceptional location. Stylishly appointed. 2 Bedrooms. Ideal home or investment. Modern construction. Secluded courtyard. Close to harbour and railway station.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superbly located and impeccably presented property, which offers modern construction combined with charm and character. An ideal main home or second home, enjoying well proportioned rooms, including an open plan first floor living/dining/kitchen. Features include: tasteful decoration, quality fixtures, gas central heating and double glazing. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, layout, quality, lifestyle and value.

PROPERTY SUMMARY

The accommodation includes an entrance hallway, ground floor double bedroom, bathroom, first floor open plan living / dining / kitchen and a second floor bedroom. Externally there is a small and charming courtyard area, ideal for a table and chairs and planning.

LOCATION

This tucked away spot is most conveniently situated, very close to the waterfront, harbour 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 1QL.

GROUND FLOOR

Entrance hallway with side window, stairs up and useful understairs cupboard.

Bedroom One 17' 8" x 8' 11" (5.38m x 2.72m)

Large double bedroom with front window.

Bathroom 6' 9" x 5' 7" (2.06m x 1.70m)

Modern bath suite with shower over the bath.



FIRST FLOOR

Landing area with front and side windows allowing in natural daylight.

Lounge Diner 17' 10" x 9' 9" (5.43m x 2.97m)

Comfortable lounge area with front windows. Open plan into a dining/breakfast area and onwards to:

Kitchen Area 7' 0" x 6' 0" (2.13m x 1.83m)

Modern fitted kitchen with integrated cooking appliances.

SECOND FLOOR

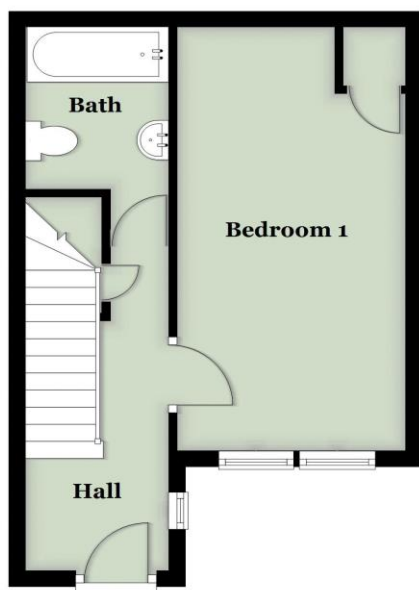
Staircase directly into:

Bedroom Two 15' 7" x 12' 0" (4.75m x 3.65m) max floor area (some sloped ceiling areas)

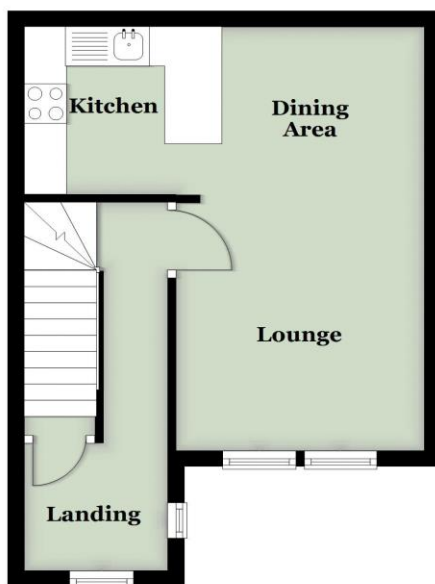
Loft style bedroom, ideal as a twin room. Rear roof windows with some rooftop views towards Whitby Abbey. Useful eaves storage space with window.



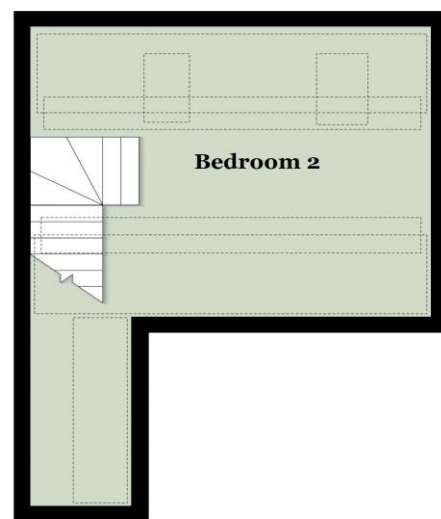
Ground Floor

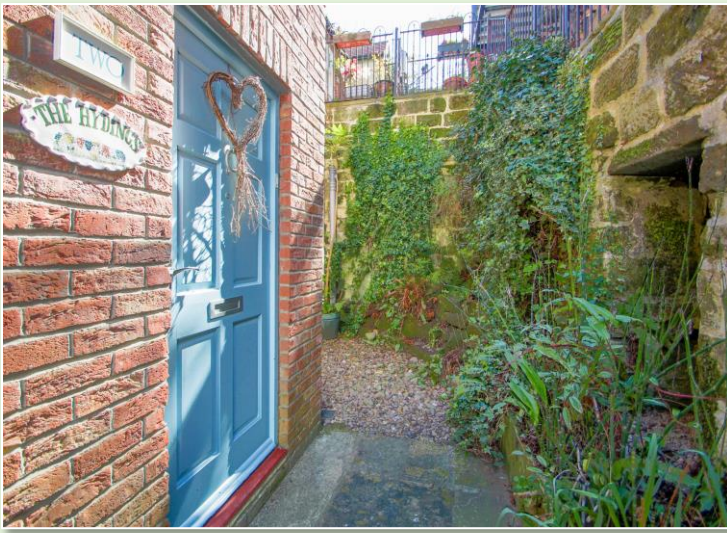


First Floor



Second Floor





OUTSIDE

Small but charming courtyard, ideal for sitting out. Character exposed stone and planted areas.

AGENT'S NOTES

Shared and communal pedestrian footpath access from Bagdale. Although the house does not have any dedicated or adjacent parking space, it is ideally located for the railway station and other public transport links. On street parking is available on nearby streets.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

Tenure: Freehold.

Council Tax Band: B.

These details were prepared / amended on: 10/04/2025

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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