

- Terraced House
- Sea Views from the Top Floor
- Full of period Features



13 Cliff Street, Whitby, North Yorkshire, YO21 3DD

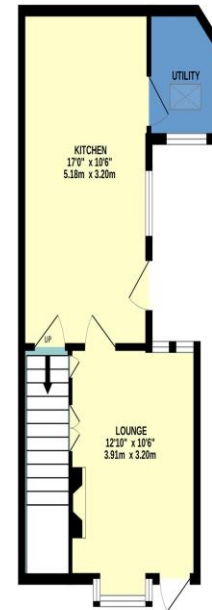
Guide Price £325,000

Property Group
ASTIN'S

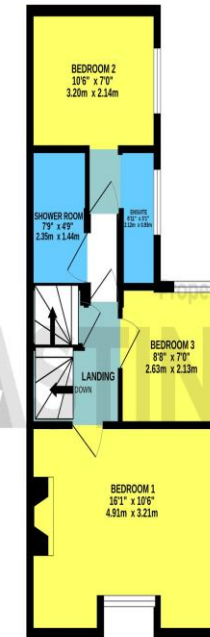


This cottage is a deceptively spacious period property located on one of West Whitby's most characterful streets. Celebration Cottage is ideally located for either the town centre or the West Cliff and beach and is blessed with a picture postcard view over the roof tops towards the harbour which also takes in the North Sea, Whitby Abbey and the Piers. Built In two parts the original part of the building dates back to the 1700's and features original panelling, windows , beams, timbers and exposed stone details together with a beautiful delft blue tiled fireplace in the front bedroom. The rear part of the property was added in the 1920's and houses the large kitchen, utility and on the floor above the en-suite bedroom. The current owners have undertaken a full and extensive programme of renovations to improve and enhance the building. In total the property comprises a lounge to the front, kitchen to the rear with utility room, 3 bedrooms and two shower rooms on the first floor and an additional attic bedroom on the second. To the rear, adjacent to the kitchen area there is a yard area that can be used for sitting outside. Currently used as a much loved holiday home by the current owners as well as being a successful holiday let this property could suit a variety of buyers be it holiday use or permanent residence. Please call us for a viewing to see this wonderful property 01947 821122.

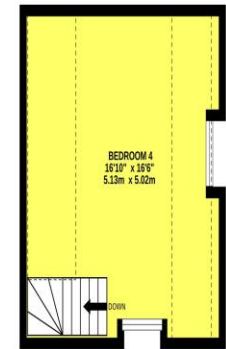
GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



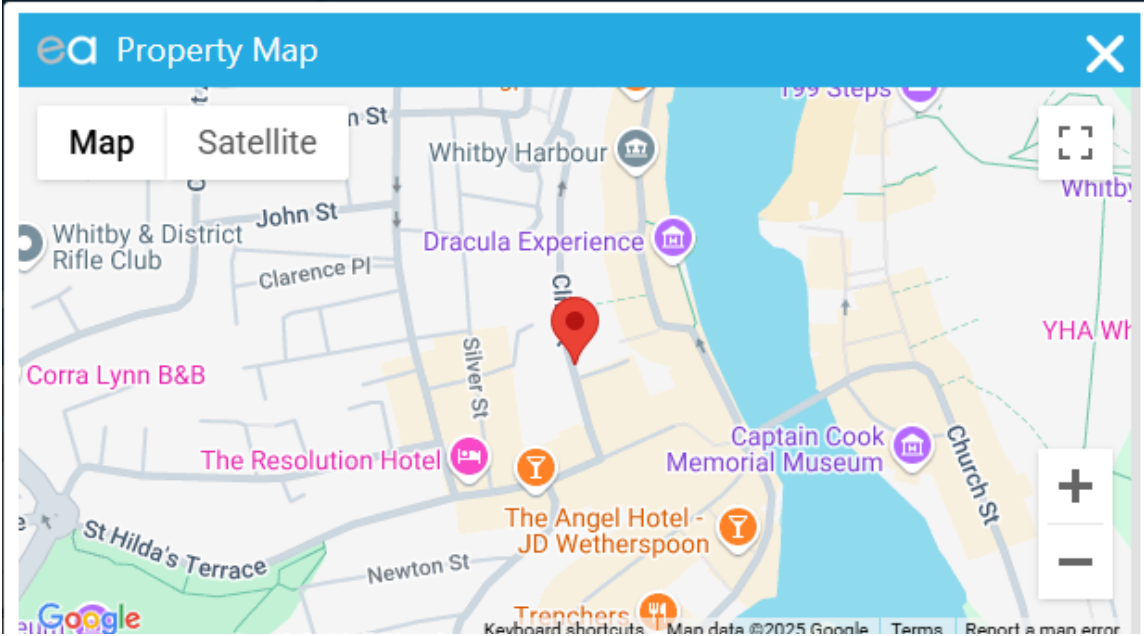
2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

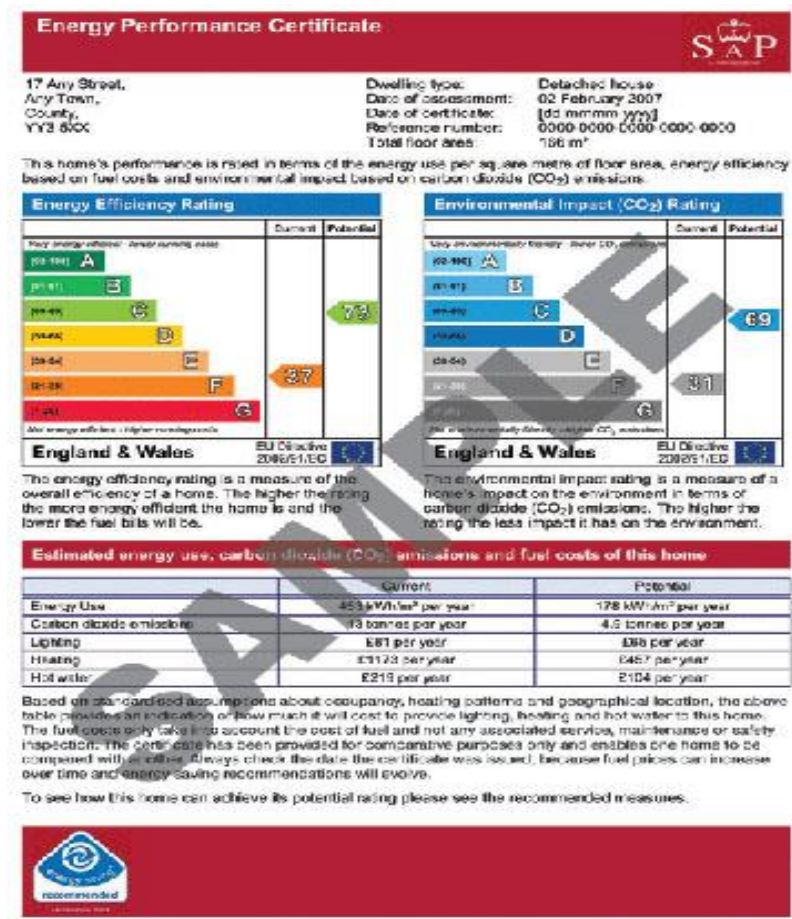
SERVICES:

All mains services are connected to the property.

REF: 6612

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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