

- 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**





\*\*\*Reduced\*\*\* 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. \*\*\*Reduced\*\*\*



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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Always a warm welcome 7 days a week

Insert Map

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

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Astin's  
47 Flowergate  
Whitby, North Yorkshire, YO21 3BB

Energy performance certificate (EPC)

13 Cliff Street WHITBY YO21 3DD	Energy rating <b>E</b>	Valid until:	24 February 2035
		Certificate number:	3700-5016-0022-5495-3253
Property type		Mid-terrace house	
Total floor area		116 square metres	

Rules on letting this property

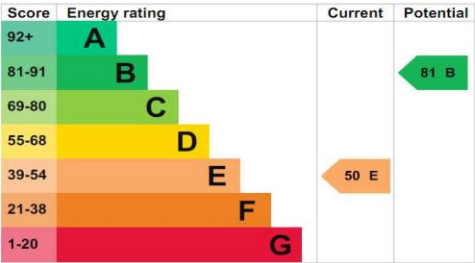
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/3700-5016-0022-5495-3253>

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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.

For all our properties visit [www.astin.co.uk](http://www.astin.co.uk)  
Tel: 01947 821122 Option 1  
Email: [property@astin.co.uk](mailto:property@astin.co.uk)