


# Apartment 2, 17 Abbey Terrace

Guide Price **£215,000**

Hendersons.
Estate & Letting Agents

A beautifully presented two-bedroom duplex apartment with its own private entrance, generous wraparound gardens and an abundance of period charm. Offering the independence of a house with the convenience of apartment living, this is a property that really does stand apart from the crowd.

Occupying the lower two floors of an attractive period building, just moments from Whitby's prestigious Royal Crescent and the West Cliff, this spacious duplex apartment offers something increasingly difficult to find – characterful accommodation, its own independent access and substantial private outside space, all within easy reach of the town's many attractions.

One of the property's greatest advantages is its completely independent entrance, meaning there are no communal hallways or shared internal areas to navigate. This gives the property a genuine sense of individuality and makes it feel far more like a house than a traditional apartment.

Internally, the accommodation extends to approximately 603 sq. ft. and is arranged across two floors, with a layout that makes excellent use of the available space. The upper level is dedicated to a superb open-plan kitchen, dining and living area, where impressive ceiling heights, elegant period detailing and magnificent bay windows combine to create a wonderfully bright and inviting environment.

The living area is centred around an attractive feature fireplace, while the contemporary fitted kitchen provides a stylish contrast to the property's traditional character, complete with contrasting cabinetry, integrated cooking appliances and a sociable dining space positioned within the bay window. It's a room that works equally well for relaxing evenings or entertaining friends and family.

The lower level accommodates two well-proportioned bedrooms, both beautifully presented and enjoying the characterful bay windows that are such a defining feature of the building. The principal bedroom is particularly generous, while the second bedroom offers excellent versatility for guests, family or alternative uses. Completing this floor are two bathrooms, including a family bathroom with shower over the bath and a separate shower room – a particularly practical arrangement for holiday accommodation.

Outside is where this property offers something truly special. The substantial wraparound garden is a genuine rarity for an apartment in this location. Currently offering a combination of gravelled areas and a sheltered paved seating space, there is enormous potential to further landscape and enhance the gardens, creating a wonderful outdoor retreat. Whether that's additional seating areas, attractive planting or a more ambitious garden design, the opportunity to make this space something quite exceptional is clear.

The property's position is equally appealing. Located close to Royal Crescent and Whitby's ever-popular West Cliff, the beach, promenade, independent shops, restaurants and town centre are all within convenient reach, making this an excellent base from which to enjoy everything this beautiful coastal town has to offer.

Already well suited to the holiday letting market, the apartment presents an attractive opportunity for those seeking a coastal investment or second home. Equally, with its generous accommodation, independent entrance and exceptional outside space, it would make a wonderful permanent residence for someone looking to enjoy the Whitby lifestyle without compromising on individuality.

Properties of this nature are few and far between. Combining the character of a period home, the practicality of two bathrooms, the freedom of a private entrance and gardens with genuine potential, this is an opportunity that deserves serious consideration.

**Tenure:** Leasehold



















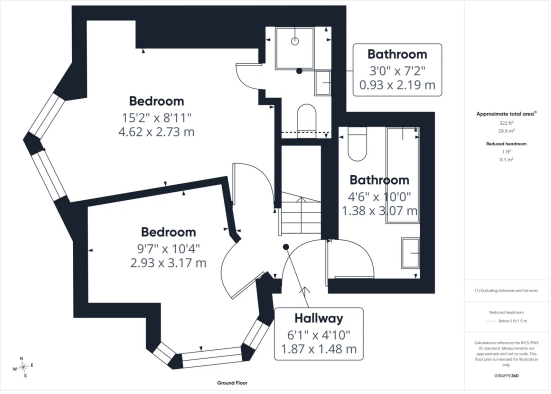





**Hendersons Estate Agents**
22 - 23 Flowergate, Whitby, North Yorkshire YO21 3BA
T: 01947 602626
hello@myhendersons.co.uk
myhendersons.co.uk

Hendersons.
Estate & Letting Agents