



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

4 CRESCENT PLACE, WHITBY

Whitby Town Centre approx. ¼ mile



A SUBSTANTIAL VICTORIAN TOWNHOUSE SET NEAR TO THE TOP OF THE KHYBER PASS, IN THE HEART OF WHITBY'S WEST CLIFF JUST A COUPLE OF HUNDRED YARDS FROM THE TOWN CENTRE, HARBOUR AND BEACH. CURRENTLY OPERATING AS LETTING ACCOMMODATION AS A HOUSE OR IN CONJUNCTION WITH THE ADJOINING GUEST HOUSE, THE 6 BEDROOM LAYOUT HAS FLEXIBILITY DEPENDING UPON AN OWNER'S INTENTIONS.

Accommodation:

Ground Floor: Entrance Vestibule & Hallway, Dining Room, Breakfast Kitchen and Study.

Basement: Sitting Room, Games Room, Shower Room, Utility, Stores.

First Floor: Landing, 2 Double Bedrooms with en-suite Shower Rooms, Single Bedroom, WC Cloakroom.

Second Floor: Landing, 2 Double Bedrooms with en-suite Shower Rooms, Dedicated Shower Room for Bedroom 1.

Third Floor: Open Plan Master Bedroom / Living Room with Balcony

Externally: Forecourt yard to front. Enclosed yard to rear with store and WC.

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No. 4 Crescent Place was designed for a family. Its versatile living and bedroom space is arranged over five floors.

PARTICULARS OF SALE

No. 4 Crescent Place is a handsome mid-terrace townhouse dating from 1853, 'built' by George Corner as part of the development of the town when the railway arrived.



On the ground floor is an elegant dining room with an ornate fireplace housing an electric fire. The kitchen/breakfast room faces south, has plenty of space to accommodate a table and features an original fireplace with cast-iron grate. There are modern kitchen units and a range-style cooker with gas hob. Beyond lies a smaller room ideal as a study.



Set in the heart of Whitby's desirable West Cliff Conservation area, the house lies within a short stroll of the town's many amenities including cafés, shops, harbour and beach.



On the lower ground floor, there is a sitting room with a large walk-in store and a fireplace housing an electric fire. The adjacent games room is a versatile room with an electric stove big enough for a pool table; it gives access to a shower/cloakroom, a fitted utility room and a series of stores/boot rooms with an external door opening to the rear yard.



The updating of 4 Crescent Place includes the installation of woodgrain effect uPVC sliding sash windows and a new heating system. The original house has retained traditional panelled doors with architraves, dado rails, corning, fireplaces and bay windows with panelling below. The hallway features the original staircase with polished mahogany handrail.





The 5/6 bedrooms are arranged over the three upper floors. The 4 double rooms have traditional bedroom fireplaces and en-suite bathrooms; There are separate WCs on the first and second floor half landings.



On the top floor is a large and versatile room that rises into the roof space with Velux windows and doors opening to a balcony with glass balustrade offering panoramic views across the rooftops to the harbour and up the river Esk to the moors.



Outside

At the front, the house is set behind wrought iron railings and a flight of stone steps ascends to the entrance. At the rear is a walled and paved courtyard with brick outbuilding with stable door. This is connected to power and plumbing, and is currently used as a laundry. There is vehicular access at the rear, off Wellington Terrace.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agents prior to travelling or making an appointment to view this property.

Method of Sale: The property is being offered for sale with the business to include the commercial inventory or goodwill and bookings, if required.



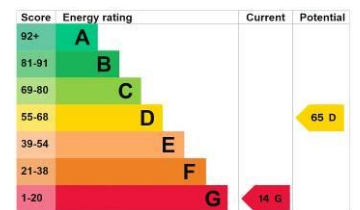
Directions: From our offices, head up Bagdale, away from the town centre and turn right at the mini-roundabout onto Chubb Hill up the side of the park. At the top of the hill take the second exit off the roundabout onto Upgang Lane and then turn right onto Crescent Avenue after about 50 yards. Drive along to the cliff top and then turn right following around past the Royal Hotel around to Crescent Place where you will find No.4 on your left hand side. See also location plan.

Services: The property is understood to be connected to mains gas, electricity, water and drainage. Central heating and hot water are provided by electric heaters.

Local Taxation: The property is currently taxed jointly with the neighbouring property. They have a joint rateable value of £14,000 pa and therefor rates of approx. £6,986 are payable for 2026-27 before reliefs. The owners accommodation is band A for Council Tax - approx. £1,615 is payable for 2026-27. North Yorkshire Council. Tel: 01723 232323.

Postcode: YO21 3HE

Tenure: Freehold



IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



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Gross Internal Area: 274.0 m² ... 2950 ft² (excluding balcony)

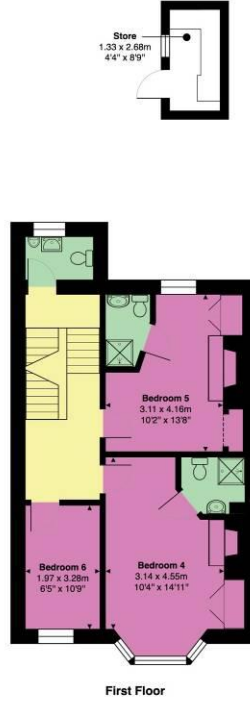
All measurements are approximated for display purposes only and should be independently verified
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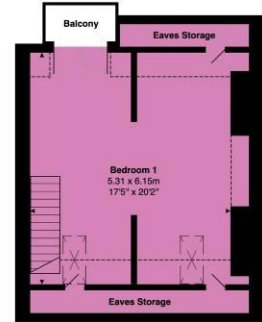
Lower Ground Floor



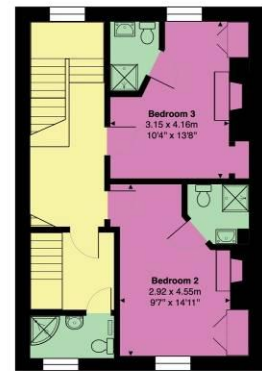
Ground Floor



First Floor



Third Floor



Second Floor

