



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

1 TWICKENHAM COURT WHITBY

*Whitby Town Centre ½ mile
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A MODERN 3 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A POPULAR LOCATION ON THE WEST SIDE OF THE TOWN. BEAUTIFULLY PRESENTED AND SIGNIFICANTLY UPGRADED ON THE ORIGINAL SPEC THIS COULD BE AN IDEAL FAMILY OR FIRST TIME BUYER PROPERTY

Accommodation:

Hallway, W.C, Kitchen Diner, Lounge.

Landing, Double Bedroom With En-Suite, Double and Single Bedrooms, Bathroom.

Outside: Off Street Parking. Garden to rear including Large Workshop

Guide Price: £265,000

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PARTICULARS OF SALE

Located opposite Whitby's Rugby Club is this modern semi-detached house. Built in 2010 by Yuill Homes as part of the redevelopment of the Old Creamery site these homes are within walking distance of the town centre, handy for the schools, and even the beach and west cliff is not far making this a great home for a young family or first-time buyers.

The property has been significantly upgraded from the standard build, works including amongst others new bathroom and en-suite facilities and a new fitted kitchen.

Externally, the property has a private garden to the rear with large workshop/shed which could easily be converted into a home office or even a summer house

Accessed through the front door into the...

Entrance Hall: With a ground floor w.c and doors opening to.



Kitchen Diner – Facing the front, the recently fitted kitchen has a generous number of base and wall units with laminated working surfaces, inset composite sink unit and an integral oven, and gas hob with stainless steel extractor over. There is space and plumbing for an automatic washing machine and space for a fridge freezer.



Lounge – A substantial reception room with a window facing onto to the rear garden and patio doors leading out to the same. There is an attractive walnut wood display to one wall. Within the room is a large storage cupboard which stretches beneath the stair case

1st Floor

The staircase rises from the entrance hall up to the landing with hatch to the loft, storage cupboard and doors to all the rooms.



Bedroom 1: A double bedroom with a window to the rear and double patio doors to the Juliet balcony which overlooks the garden. There are fitted mirrored wardrobes and an airing cupboard within which is situated the modern gas central boiler. Off this room is the

En-Suite Shower: In a ultra-modern design comprising large walk-in shower with thermostatic fitting, hand basin with vanity unit beneath and low flush w.c. There is wet walling to all walls and a chrome heated towel rail.



Bedroom 2: A double bedroom with window to the front



Bedroom 3/Office: A generous single bedroom again to the front of the house.



Bathroom: Having a sleek modern white suite comprising free standing bath, low flush WC and wash hand basin. There is full tiling and wet walling and a chrome heated towel rail



Outside

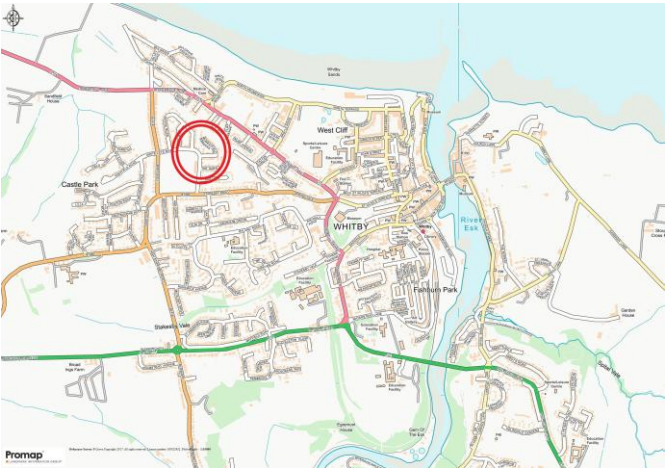
To the front of the property the vendor has newly paved the drive creating parking for one vehicle



The rear garden is largely set to grass with a large wooden workshop (18ft x 7.5ft) to the rear. Built and lined with electricity connected, this is currently used as a work shop but could easily be converted into large home office or with modification a delightful summer house/playroom

GENERAL REMARKS AND STIPULATIONS

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



Directions: From R & S offices, travel up Bagdale toward the mini-roundabout turning right and rising up to Chubb Hill. Turn first left at the roundabout onto Stakesby Road and then turn first right onto White Lays Road following the road around until you find Twickenham Court on the bend on your right-hand side.

What3words: funky.married.unopposed

Services: The house is connected to mains water, electricity, gas and drainage. The property has gas central heating with a boiler located in the airing cupboard in the main bedroom.

Council Tax Banding: Band 'C'. Approx £2,150 for 2026/7. North Yorkshire Council. Tel 01609 780 780.

Tenure: Freehold.

Post Code: YO21 3FF

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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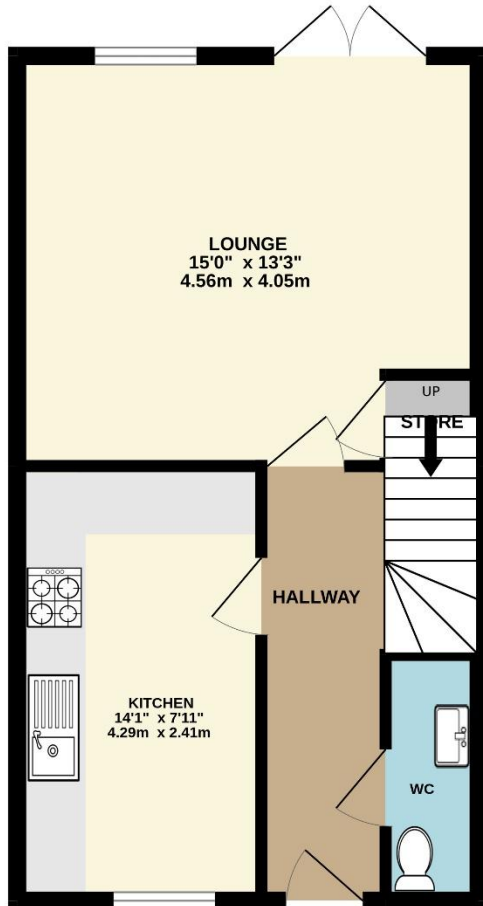
Chartered Surveyors

Auctioneers

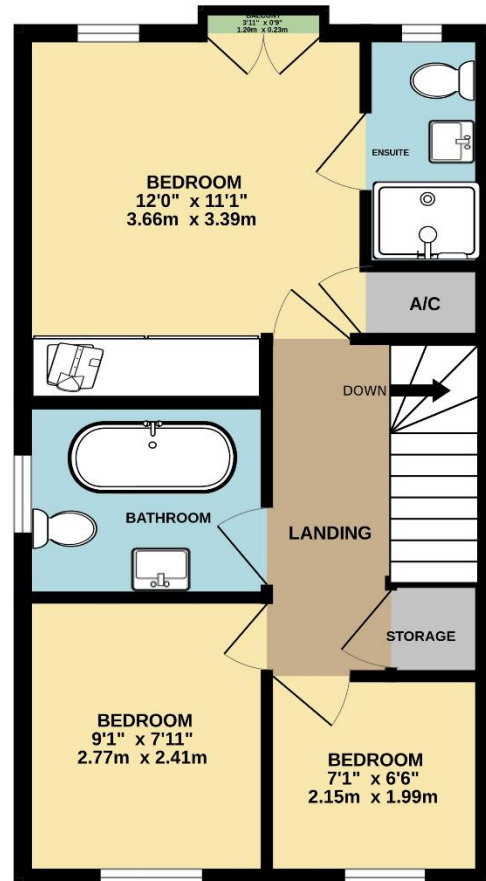
Valuers

Estate Agents

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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