



RICHARDSON & SMITH

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Estate Agents

8 WELLINGTON TERRACE, WHITBY



AN IMPRESSIVE VICTORIAN TOWN HOUSE SITUATED JUST OFF THE WEST CLIFF. BEAUTIFULLY PRESENTED THROUGHOUT, THIS STUNNING PROPERTY OFFERS SPACIOUS 3/4 BEDROOM ACCOMMODATION OVER 4 FLOORS AND IS THE IDEAL OPPORTUNITY TO ACQUIRE THE PERFECT TOWN CENTRE PROPERTY

Ground Floor: Entrance Hallway, Dining Room, Kitchen, Cloakroom, Rear Porch

1st Floor: Lounge, Double Bedroom with En-Suite,

2nd Floor: 2 x Double Bedrooms, Bathroom

3rd Floor: Attic Room/4th Bedroom

Enclosed Garden Terrace to the Front

Guide Price: £325,000

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

This superb Victorian Town House is situated just yards from the popular West Cliff area of Whitby and only minutes from the town centre and its many amenities. The property has been fastidiously maintained and expertly improved by the Vendors within their ownership, having taken care and pride in enriching the period character with a tasteful scheme of refurbishment.

On one of the quieter streets in the town, with on-street residents parking close by, this is the ideal property for those who want the ease of town centre living whilst having the ability to lock up and leave if so desired. Internal inspect is a must!

Set behind a low wall with wrought iron railings, steps lead to the arched doorway and through the traditional 4 panel wood door up a few steps to the...

Ground Floor Entrance Vestibule and Hallway: A delightful entrance to the house, with ornate arched cornice, dado rail, stair-case to the 1st floor (including under-stairs cupboard) and doors off to the.....

Dining Room: Having a central cast fireplace with a painted wooden regency style surround, fitted cupboards to each alcove and coving to the ceiling. An open arch leads into the....



Kitchen: Fitted with a range of modern high gloss cream units including base and wall cabinets with drawers under Iroko wood worktops, with tiled splash-backs and window to the rear. There is a 1 ½ bowl inset stainless sink unit with waste disposal, an automatic dishwasher and 6 ring gas range with stainless steel extractor hood which will be included in the sale. Within the corner unit the gas central heating boiler is situated.



Cloakroom: With w.c and hand-basin.

Rear Entrance Porch: With plumbing for washing machine and separate drier and access to the rear street.

First Floor

The staircase rises to a landing with panelled doors opening to...

Lounge: A beautiful light room with central cast fireplace within a wooden surround, coving to the ceiling and two sash windows to the front.



Bedroom 1: A double bedroom with window facing to the rear, built-in wardrobe and double doors into the..



En-Suite Shower Room: With walk-in shower cubicle, hand-basin and w.c.

Second Floor

Again with landing and panelled doors off to the...

Bedroom Storage Cupboard

Bathroom: A large room with a modern white suite comprising panel bath, WC, wash basin and generous walk-in corner shower. There are 2 windows to rear, modern chrome heated towel rail and full tiling to the walls.

Airing Cupboard: Within which is situated the high pressure hot water cylinder.



Bedroom 2: Again a delightful double bedroom with window to the front.



Inner Lobby: With staircase to the attic downstairs storage and door off to ...

Bedroom 3: A double bedroom to the front of the house



Third Floor:

A spacious room with exposed purlins and 4 large velux windows which allow light to flood into the room. There are partial views to the Abbey and good views along and up the harbour from this room.

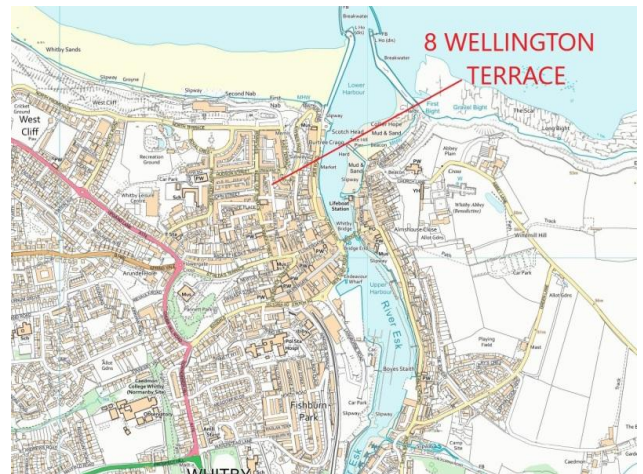
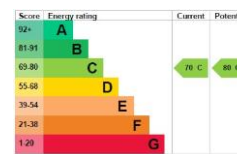


GENERAL REMARKS AND STIPULATIONS

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: See location plan

What3words: objective.titles.shaky



Services: The property is connected to mains electricity, gas, water and sewerage. The gas C.H boiler is situated in the kitchen.

Council Tax: Tax Band C. North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 3HF

Tenure: Leasehold

Please Note: The lower ground floor has previously been sold off on an unrestricted 999 year lease (set up in 2007) on a peppercorn ground rent. The flat has its own separate entrance to the rear. The two flats share the freehold. The water supply is shared with the bill split ¾ to No 8 and ¼ to the flat. Other services are separate.

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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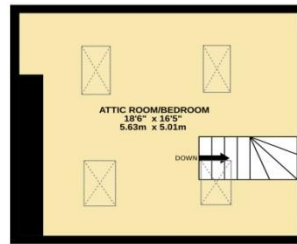
GROUND FLOOR
481 sq. ft. (44.7 sq.m.) approx.



1ST FLOOR
463 sq. ft. (43.0 sq.m.) approx.



2ND FLOOR
465 sq. ft. (43.2 sq.m.) approx.



3RD FLOOR
286 sq. ft. (26.6 sq.m.) approx.

TOTAL FLOOR AREA : 1695 sq.ft. (157.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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