



**22 Gray Street, YO21**

Guide Price **£250,000**

**Hendersons.**  
Estate & Letting Agents



Positioned on Gray Street, just moments from the heart of Whitby, this beautifully presented period home offers considerably more than first meets the eye. Arranged over three floors and extending to approximately 1,088 sq ft, the property combines generous accommodation with the added benefit of planning permission to create two separate dwellings, presenting an interesting opportunity for homeowners and investors alike.

Step inside and there is an immediate feeling of light and space. The living room is an inviting place to unwind, with a traditional bay window, neutral décor and a clean, contemporary finish creating a comfortable yet characterful setting.

The kitchen is particularly generous, fitted with an extensive range of deep blue cabinetry complemented by contrasting worktops and metro-style tiling. Beyond here, a separate dining room provides additional flexibility and makes the ground floor work particularly well for everyday living and entertaining.

Across the upper floors are three double bedrooms. Two occupy the first floor alongside a contemporary family bathroom, while the top floor opens into an impressive principal bedroom measuring approximately 23'9" in length. It's a superb space and gives the house a sense of scale that isn't immediately apparent from the street.

Outside, a small enclosed courtyard provides a private spot for a morning coffee or evening drink – a welcome addition for a property so conveniently positioned for the town centre.

What makes 22 Gray Street particularly interesting, however, is the planning permission already in place for the subdivision of the existing property to create one one-bedroom dwelling and one three-bedroom dwelling. This opens up an entirely different possibility for purchasers looking to maximise the potential of the building, whether as an investment or development opportunity, subject to complying with the conditions and requirements of the approved permission.

Alternatively, there is absolutely no need to change what is already here. As it stands, this is a substantial and well-presented home with three double bedrooms and plenty of space to enjoy.

And then there's the location. Whitby's harbour, marina, independent shops, cafés, restaurants and town centre are all within easy reach, giving the property the convenience of central living while sitting just beyond the busiest parts of town.

Offered at £250,000 with the benefit of the existing planning permission, this is a property with two very different stories to tell – a spacious home ready to enjoy today, or an opportunity to unlock further potential tomorrow.

**Tenure:** Freehold











## Hendersons Estate Agents

22 - 23 Flowergate, Whitby, North Yorkshire YO21 3BA

T: 01947 602626

hello@myhendersons.co.uk

myhendersons.co.uk

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