



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

“BEACHWAY” 103 STAITHES LANE, STAITHES

Whitby 10 miles

Saltburn 9.5 miles

Guisborough 13 miles



A SPACIOUS MODERN 2/3 BEDROOM BUNGALOW SITUATED IN AN ELEVATED LOCATION WITH LOVELY VIEWS OVERLOOKING STAITHES BECK AND ONWARD TO BOULBY CLIFFS. BUILT TO AN INDIVIDUAL SPECIFICATION THE BUNGALOW IS EASILY ACCESSED WHILST BEEN A SHORT WALK FROM THE HISTORIC OLD VILLAGE.

Accommodation:

Hallway, Kitchen, Lounge, Double Bedroom, Master Bedroom With En-Suite, Bathroom.

Lower Ground Floor: Library/3rd Bedroom, Utility

Outside: Landscaped Front Garden, Parking For 2 Cars. Garden and Raised Balcony to Rear.

Guide Price: £350,000

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PARTICULARS OF SALE

Formerly the village betting shop “Beachway” is now a lovely 2/3 bedroom home which enjoys a stunning open aspect to the rear, with views over Staithes Ravine, open fields up to Boulby cliffs and sea. Beautifully presented throughout with all the advantages of modern living, including gas central heating and double glazing throughout, and a comprehensive CCTV security system and alarm for peace of mind, this a turn-key property which is ready for someone to call home.

Within walking distance of the village amenities and a short walk to the old village, harbour and beach this is a really great property which we would highly recommend.

Accessed through the front door into the...

Entrance Hall: With staircase to lower ground floor and doors opening to....



Lounge: A substantial reception room with a double aspect to front and rear including rear floor to ceiling picture window and French doors out on to rear balcony. There is focal electric fire place, radiator and coving to ceiling.

Kitchen: Facing the rear with the views over to Boulby Cliffs, the kitchen has modern “Shaker” style base units with matching wall cupboards, a very useful pantry cupboard, laminated worktops with inset acrylic sink unit, and matching breakfast bar. There is a range of integral appliance including an electric range with stainless steel extractor hood over, fridge and freezer and automatic dishwasher. There is tiling to the floor with underfloor heating and door to the rear balcony.



Master Bedroom: A double bedroom with a window to the front and rear. There is a full range of fitted bedroom furniture. Off the bedroom is the....

En-Suite Bathroom: Having a white suite comprising Jacuzzi bath, w.c and hand basin. There is half tiling to the walls and window to the front aspect.



Bedroom 2: A double bedroom with window to the rear and range of fitted bedroom furniture.



Shower Room: With fully tiled walls and floor, and a window to the front, the modern bathroom has a white suite comprising low flush WC pedestal wash hand basin, and full width walk-in shower with thermostatic shower and additional waterfall shower head.

Lower Ground Floor

Stairs from the hallway lead down to a lower ground floor lobby off which is...

Bedroom 3/Garden Room: A multi-functional room currently used as quiet space/library which has doors out onto the rear garden.



Utility: Having a range of base and wall units, with stainless steel sink unit, plumbing for an automatic washing machine. It should be noted that if required there is the option to fit a toilet as a "Saniflow" pump system has previously been installed.

Outside

Set down from the road behind a low brick wall, a wrought iron gate and steps give access to the front garden which is set to lawn with paved patio, which leads around to the side to a small outbuilding within which is situated the gas central heating boiler. To the other side of the bungalow is an L-shaped gravelled driveway with parking for up to 3 vehicles.



A walkway leads around to the rear where there is a decked balcony which runs the whole width of the building and has 2 seating/dining areas both of which afford fabulous westward views over Staithes beck to Boulby, cliffs and sea. A flight of timber steps from here give access to the lower split level garden area which has seating areas, raised beds and door to the 3rd bedroom/utility. Double doors give access to an under-croft store (8'1 x 6'6 approx) which has light and power connected.

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 Whitby head north along the A173 coast road passing through the villages Sandsend, Lythe and Hinderwell until you reach the village of Staithes. In the upper village turn right where signposted down towards the old village of Staithes. At the roundabout take the first left turn and the property is last house on the left-hand side before descending into the old village.

What3words: named.vehicle.office



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

Council Tax Banding: Band 'D'. North Yorkshire Council. Tel 01609 780 780.

Tenure: Freehold.

Post Code: TS13 5AD

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.





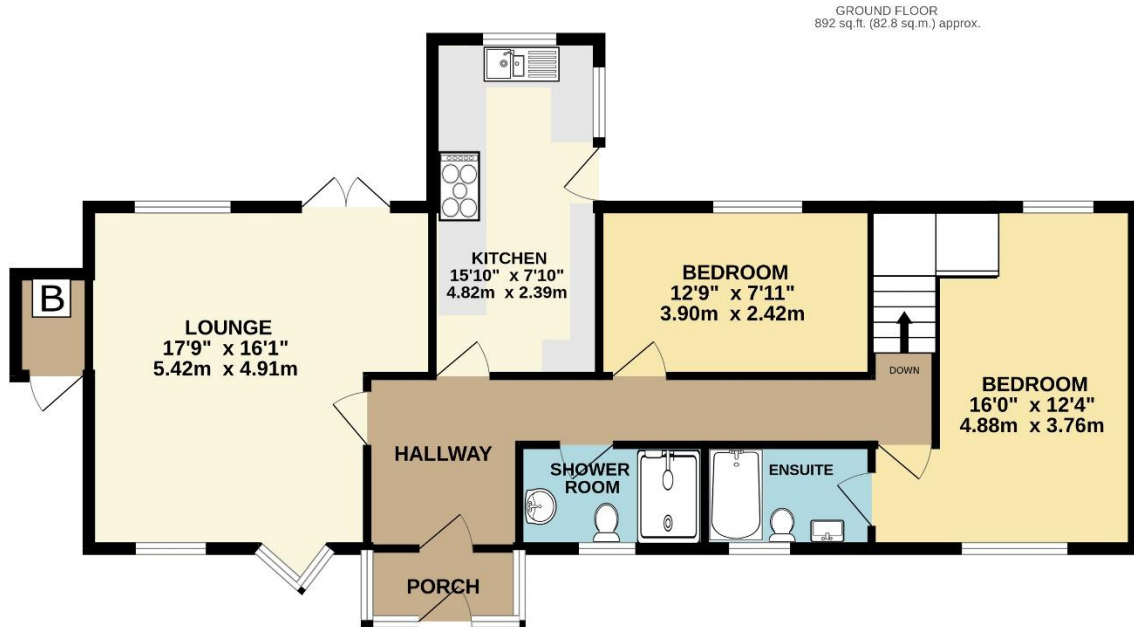
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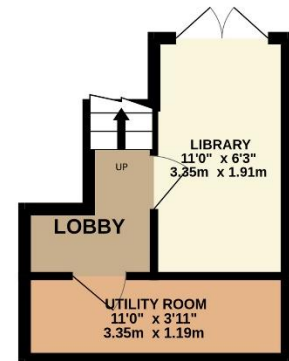
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TOTAL FLOOR AREA : 1044 sq.ft. (96.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

