



RICHARDSON & SMITH

Chartered Surveyors

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1 DUNSLEY CRESCENT, WHITBY

Whitby Town Centre 1 mile

Sandsend 2 miles

(All Distances are approximate)



A 3 BEDROOM SEMI-DETACHED HOUSE POSITIONED ON THE WESTERN EDGE OF THE TOWN, JUST A FEW YARDS FROM THE GOLF COURSE. NEEDING SOME MODERNISATION AND UPDATING THIS IS A HOUSE WITH A FABULOUS POSITION OFFERING CONVENIENT ACCESS DOWN TO THE BEACH AND VIEWS TO THE SEA.

Accommodation:

Ground Floor: Porch, Hallway, Lounge, Bathroom, Dining Room, Kitchen.

1st Floor: Landing, 3 Bedrooms. Loft Storage Rooms.

Outside: Gardens to front, side and rear. Shed, Greenhouse & Summerhouse.

Offers On: £275,000

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PARTICULARS OF SALE

1 Dunsley Crescent is a part rendered, brick-built semi-detached house dating from about the 1930s with a clay pantile roof and uPVC double glazing. The property stands as the first of 4 pairs of semis, set onto a curved, concrete private road with a traffic island in the centre.

This short crescent of houses lies on the very western edge of the town, near to the golf course and convenient for access to the town beach via the cliff paths. Requiring some updating and modernisation, to taste, this property even has views to the sea over the rooftops of the house behind.

From the path a half-glazed entrance door opens into a porch on the front of the building with uPVC double glazed windows on low brick walls.

A half-glazed door opens into a hallway with a staircase rising off to the side and doors opening into the lounge, dining room and bathroom as well as a shallow recessed storage cupboard.

The bathroom has a window to the side and is fitted with a pale coloured suite comprising a panel bath with shower over and shower curtain, a low flush WC and a pedestal wash basin.



The lounge runs the depth of the house and has a bay window to the front and a further window looking out on the rear garden.



The dining room has a window to the side and a store cupboard under the stairs housing the consumer boxes for the electrics. A glazed sliding door opens into the kitchen and there is a cupboard built into the recess.



The kitchen is fitted with a simple suite of cabinets dating from the 1980s with integrated appliances, or spaces for slot in appliances and a window and half glazed door facing into the rear yard and garden.

First Floor

The staircase rises to a half landing with a window to the side before rising to the first floor where there are doors to all the bedrooms and a hatch with a drop-down ladder to the loft.



Bedroom 1 is a large double room with a curved bay window to the front and a further window to the rear plus a wash basin set in a vanity unit.



Bedroom 2 is a smaller double room with a window to the front and a built-in wardrobe with mirror fronted doors.

Bedroom 3 is a single bedroom with a window to the rear and a also houses the recessed airing cupboard. There are some built in cupboards, a wardrobe and a dressing table with drawers and an inset wash hand basin.



The loft is accessed by a ladder and wraps around the brick chimney breast. There is a small Velux to the side overlooking the golf course and a large Velux window to the rear giving views to the sea. The loft has light and power. The floor is boarded and the slopes of the roof are lined with plaster-board.

Outside

The front garden is very limited, but there is a lawn with borders on the side of the building, bounded by a low brick wall.



A path runs around the side of the building to the rear where there is a concrete patio that then steps down to a dog-leg shaped garden that steps down, halfway down its length.

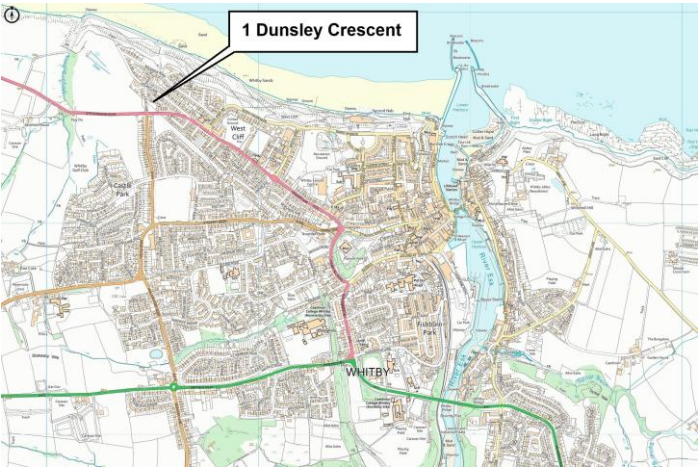
The upper section of the rear garden is lawned with planted borders and a central concrete path. The lower section of the garden is grassed with a garden shed, greenhouse and a summerhouse, a fruit tree and bushes, bounded by a high wooden fence.

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.

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 the centre of Whitby follow the A173 coast road northwest towards Sandsend. As you reach the roundabout on the edge of town, by the golf course, turn right and Dunsley Crescent lies immediately on your right hand side. The property is marked by the Richardson and Smith ‘For Sale’ board. See also location & boundary plans.



Services: The house is connected to mains water, electricity and drainage. The property has a number of electric night storage heaters and immersion hot water.

Tenure: Freehold

Council Tax Banding: Band ‘C’ approx. £2,150 payable for 2025/6. North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 3JH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



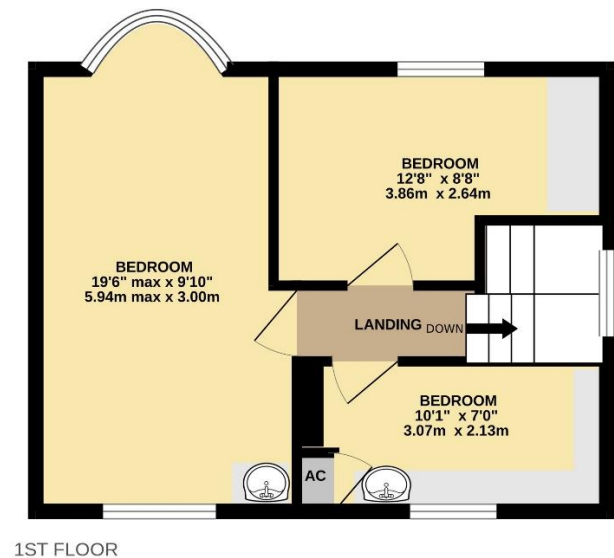
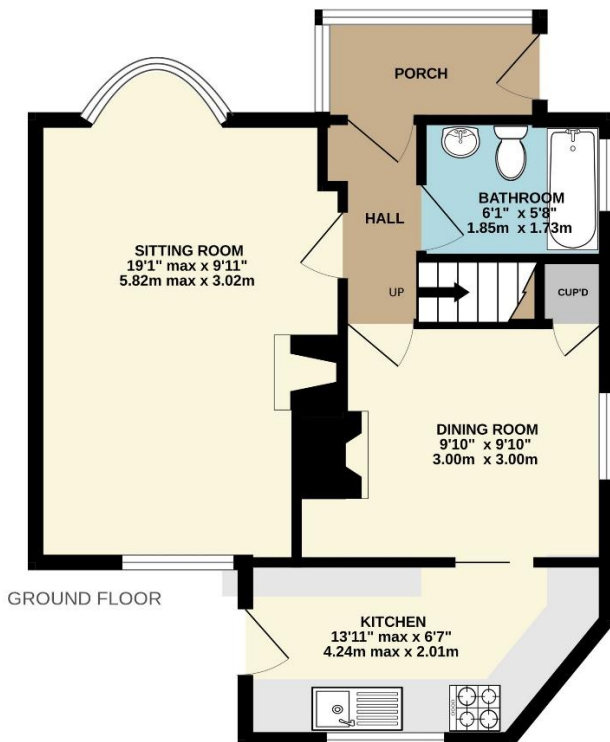
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Measurements are approximate. Not to scale. Illustrative purposes only
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