



JUBILEE COTTAGE, LOW HAWSKER

Whitby 3 miles

Robin Hoods Bay 3 miles

Scarborough 17 miles

Distances are approximate



A 3 BEDROOM MID TERRACE STONEBUILT COTTAGE, LYING AWAY FROM THE MAIN ROAD RUNNING THROUGH THE VILLAGE, YET STILL HANDY FOR WHITBY, THE MOORS AND COAST. NEEDING SOME UPDATING THIS COSY COTTAGE COULD BE JUST THE PLACE YOU ARE LOOKING FOR.

Kitchen, Hallway, Living Room, Conservatory. 1st Floor: 2 Double Bedrooms, Shower Room.
2nd Floor: Attic Bedroom and Attic Store.

Driveway Parking. Garage. Front and Rear Gardens including Covered Patio and Shed.

Guide Price: £225,000

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

Jubilee Cottage is a mid-terrace cottage, which must date back over 150 years, but has been modernised and extended to both the front and rear. The main structure is stone under a clay tile roof, with a mock-stone extension on the front with a concrete tiled roof, and uPVC double glazing and Velux rooflights to the attic rooms on the second level.

From the front a half-glazed uPVC entrance door opens directly into



Kitchen – with 2 windows to the front and a large window to the side, the kitchen is fitted with a simple suite of cabinets with a laminated worktop and fittings including a concealed fridge, a composite sink and an inset automatic dishwasher. There is space for a slot-in electric oven. From the kitchen, glazed doors open into a staircase hall and directly into ...



Lounge – with a beamed ceiling and glazed door to the staircase hallway, and glazed double doors out into the conservatory. The focal point of the room is a modern stone fireplace for an open fire (in which an electric fire unit currently stands) with copper canopy over. There is also a built-in corner cabinet with glazed display shelving.

Conservatory – with low stone walls, the conservatory has uPVC double glazing and a polycarbonate roof plus a door out into the rear yard.

1st Floor

The hallway has a stair to the rear which then forks onto a split landing with a window to the rear and doors to all the first-floor rooms.



Bedroom 1 – A double room with windows to the front and rear and fitted with an extensive suite of bedroom furniture including wardrobes, cupboards and dressing table. Beamed ceiling.



Bedroom 2 – A small double bedroom with a window to the front and beamed ceiling.



Shower Room – recently upgraded, the shower room has a modern white suite including a shower cubicle with thermostatic fitment, a WC with concealed cistern and a basin with vanity unit under. Window to the rear and beamed ceiling.

2nd Floor (Attic)

From the first floor, a steep, narrow, loft-ladder style staircase rises up through a trap-door directly into ...



Attic Bedroom 1 – a compact double room with a Velux rooflight window to the rear, exposed purlins and hatches to eaves storage voids. A connecting door opens through to

Attic Room 2 – a single room with a built-in storage cupboard and a Velux rooflight to the rear. removable panels offer access to the front and rear eaves areas.

Outside

The front of the property has a concrete driveway providing off-street parking on the lead-up to the garage. The garden to the front is laid to lawn with borders and a low stone wall.

The garage is a single and has a door to the yard at the rear and an up and over door to the front. Within the garage there are positions for an automatic washing machine and tumble dryer. It also houses the Worcester gas combi central heating boiler.



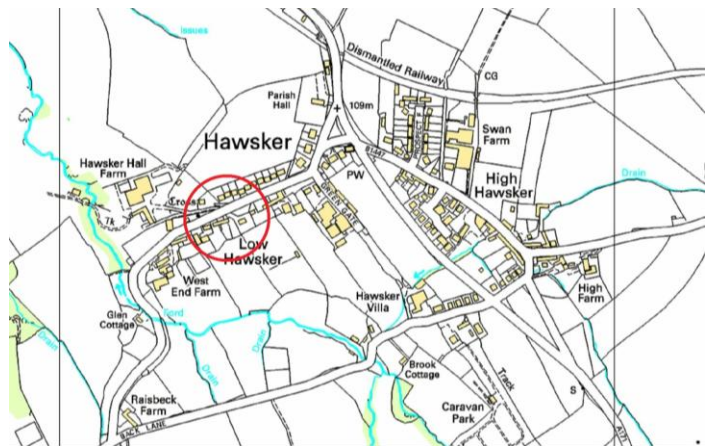
To the rear of the building there is a concrete paved yard, covered by a fibreglass canopy cantilevered off the house. Beyond this is a terraced garden with flowerbeds and walkways and the footings of an old greenhouse which has been demolished. This garden tapers to a narrow point before opening up again into an L shape providing a lawned area with a timber garden shed and fruit trees. There is a gate from the rear garden which offers access on foot around the end of the terrace back to the road at the front.

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 & 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, drive out of town heading towards Scarborough on the A171. After a couple of miles you will reach Hawsker. Turn right at the village hall and you will find Jubilee Cottage on your left hand side after about 200m identifiable by the Richardson and Smith 'For Sale' board.



Planning: The property falls within the North York Moors National Park. Tel: 01439 770657.

Services: The property is connected to metered mains supplies of water, gas and electricity, as well as to mains drainage. The property has a 'combi' gas central heating boiler.

Local Taxation: Council Tax Band 'D' approx. £2,418 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

Post Code: YO22 4LE

Tenure: Freehold

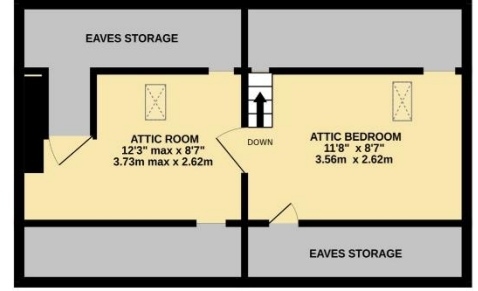
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

External Photos taken Sept 2025



RICHARDSON & SMITH

Chartered Surveyors • Auctioneers • Valuers • Estate Agents



Measurements are approximate. Not to scale. Illustrative purposes only
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