



RICHARDSON & SMITH

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“END COTTAGE” 7 MIDDLEWOOD LANE FYLINGTHORPE, WHITBY

Whitby 6 miles

Robin Hood Bay 1 mile

Scarborough 14 miles



AN EXTENDED LATE VICTORIAN 2 BEDROOM, END-TERRACE COTTAGE IN THIS POPULAR VILLAGE, A SHORT WALK TO ROBIN HOODS BAY AND AFFORDING VIEWS OVER OPEN COUNTRYSIDE TO THE SEA. IN NEED OF SOME UPDATING AND MODERNISATION THIS A WONDERFUL OPPORTUNITY TO CREATE A LOVELY HOME

Accommodation:

Entrance Porch, Dining Kitchen, Lounge, Double Bedroom

1st Floor: Landing, Double Bedroom, Bathroom.

Outside: Low Walled Yard to Front, Potential Parking Space, Garden to Rear.

GUIDE PRICE: £190,000

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

Situated on a quiet lane in the popular village of Fylingthorpe, End Cottage has the potential to be a delightful home which overlooks open fields to the front to the old railway line with Ravenscar and the sea beyond.

Although in need of a little upgrading and “tlc” this extended Victorian cottage has the benefit of gas central heating, gardens to the rear and the possibility of creating off road parking to the side, although it has to be said the road side parking is ample and plentiful right outside.

The cottage is within walking distance of the village amenities whilst a public footpath nearby gives access to the old railway line to Scarborough and onward down to the picturesque popular village of Robin Hood’s Bay .

Approached from the front, the glazed porch gives access to the staircase and lounge but also into the...



Dining Kitchen: With the dining area to the front and window facing out over Middlewood Lane. There is a small store room off and an open arch gives access to the kitchen area which has a small range of base units and wall cupboards, plumbing for an automatic washing machine and space for fridge and oven. There is a side window, door to the rear garden and Ideal gas central heating boiler is situate here.



A small lobby with under-stairs cupboard is off the dining area and gives access to the

Sitting Room: With window to the front and futher door giving access to the staircase and the front porch.



Bedroom: To the rear of the building, part of the extension, and has a window overlooking the rear garden.



First Floor

The staircase rises from the inner lobby and branches off to each side.

Bathroom: Fitted with a basic white suite comprising a panel bath, WC and wash basin. There is an airing cupboard and window which faces out to the front and affords lovely views.





Bedroom: The main bedroom is a double with a windows to the front and built-in wardrobe.

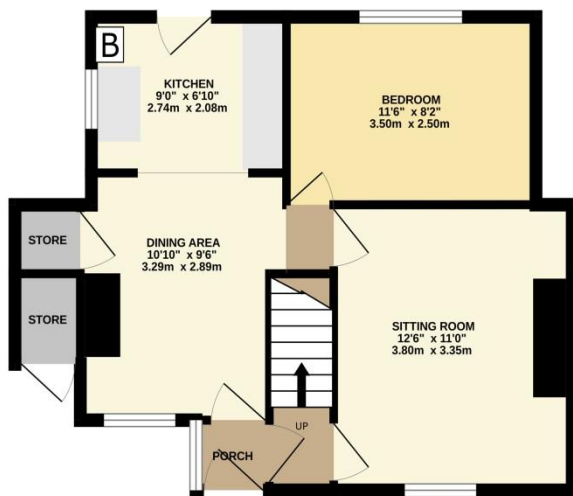


Externally

To the front of the property is small stone paved yard with low stone wall surround, whilst to the side is a small store and grassed area that may be suitable to park a vehicle.



A stone path leads to the rear of the cottage (which serves this property and the neighbour) and where there is a delightful garden which is grassed with hedged surrounds and fruit trees and shrubs. There is a greenhouse which will be included in the sale.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

What3words: quibble.grudging.innovator

Services: Mains water, gas, electricity and drainage. The gas central heating boiler is situated in the kitchen. We have been made aware by the vendor the boiler is un-servicable and requires attention.

Tenure: Freehold.

Council Tax Banding: Assessed band 'C' with approx. £2150 payable for 2025-26. North Yorkshire Council - Tel: 01723 232323. .

Post Code: YO22 44UB

Notes: It should be noted that there is a right of access for the neighbouring property which goes up the side and rear of the property.



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.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

