



RICHARDSON & SMITH

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Estate Agents

6 ABRAHAM'S QUAY, WHITBY

Whitby Town Centre approx. ¼ mile



A WELL-PRESENTED 3 BEDROOM, END-TERRACE COTTAGE ON THIS POPULAR HARBOURSIDE DEVELOPMENT, SITUATED JUST A SHORT LEVEL WALK FROM THE TOWN CENTRE. WITH A GARAGE AND PARKING THIS COTTAGE MAKES A SUCCESSFUL HOLIDAY RENTAL.

Accommodation:

Entrance Hallway, Lounge, Utility Room, Dining Kitchen.

1st Floor: Landing, Double, Twin and Single Bedrooms. Bathroom.

Outside: Patio area to rear. Communal Courtyard. Garage & Parking Space.

OFFERS ON: £299,950

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

A well-presented, 3 bedroom, end-terrace holiday letting cottage in this small harbourside development. The property is double glazed, has gas central heating and is attractively presented. The property also crucially benefits from a single garage, with a parking space in front - a real rarity this close to the town centre.

Ideally placed, with the shops and restaurants of the town centre just a modest, level walk away, this successful holiday rental is available fully furnished and with forward bookings, many of which are repeat visitors.

Approached from the front, the half-glazed entrance door opens into...

Reception Hallway: A spacious area, used as a second sitting space, but ideal for dogs, coats and boots. There is a door to the lounge and a further door to

Utility Room: With a window facing out to the front, the utility houses the gas central heating boiler and has positions for an automatic washing machine and tumble dryer. A connecting door leads through into ...



Dining Kitchen: With windows facing out to both the front and rear, the dining kitchen is fitted with a simple arrangement of cabinets including a peninsular arrangement to divide off a dining area at the rear.



Lounge: The sitting room has a window and a half-glazed door to the rear opening out onto the patio at the rear. The focal point of the room is a gas fire with a quartz hearth and surround and a varnished pine mantel. There is also a shallow recess to the side of the fire with a cupboard and shelving. The staircase to the first floor rises from the lounge and has storage beneath.



First Floor

The staircase rises to a galleried landing where there is a hatch giving access to the loft and a recessed linen cupboard. Panelled doors open to ...



Bathroom: Fitted with a white suite comprising a panel bath with shower over, WC and wash basin. A window faces out to the front.



Bedroom 1: The main bedroom is a double with a windows to the rear and fitted wardrobes and cupboards.



Bedroom 2: A twin bedroom, currently presented with a double bed, with a window facing to the front.

Bedroom 3: An L shaped single bedroom with a window facing to the rear.



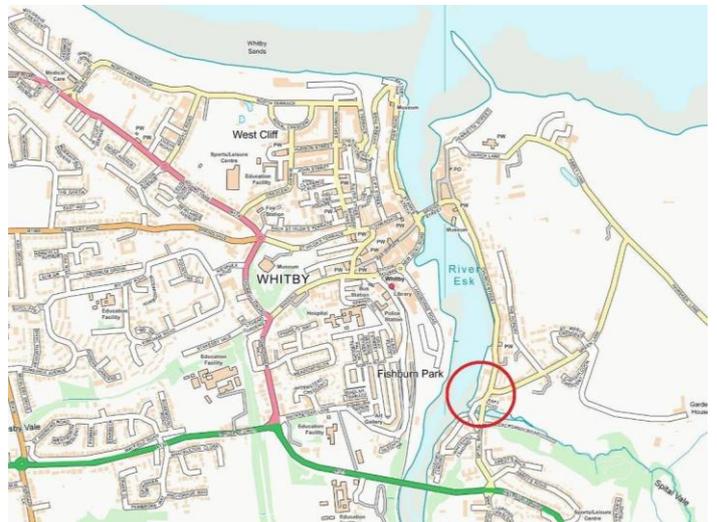
Externally

The property is built around a communal courtyard, but each property has a private paved section with imitation flagstones providing somewhere to sit. Here the patio faces south and west, ideal for evening sunshine with double doors opening from the living room.

In addition, this cottage also provides...



Garage: Situated on the opposite side of the yard from the cottage, the single garage has an up and over door and a parking space in front of it. (NB. There is no electric to the garage)





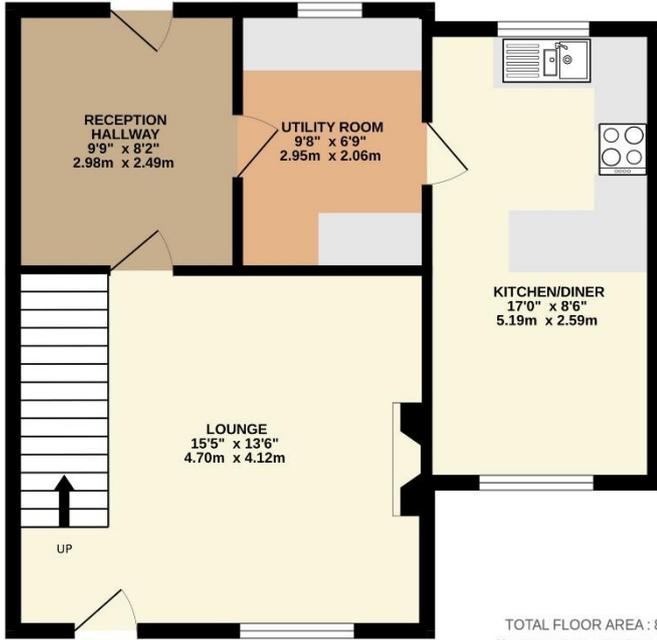
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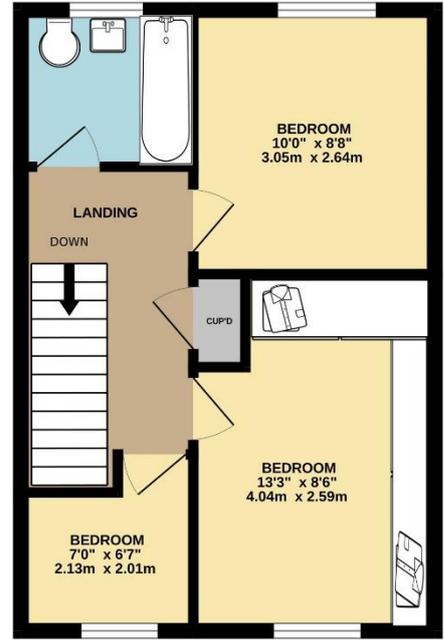
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GROUND FLOOR

TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

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. Viewing available on

Method of Sale: The property is currently a successful, commercial holiday let represented by Sykes Cottages as Abraham's Cottage, Whitby. It is available to include the commercial contents with forward bookings. An indication of past lettings performance can be made available on request.

Directions: From our offices go to the east side of the town via the swing bridge. Follow Church Street around, heading south along the side of the harbour and Abraham's Quay can be found on the right hand side. No.6 lies on the roadside, facing onto Church Street.

Services: Mains water, gas, electricity and drainage. The gas central heating boiler is situated in the utility room.

Tenure: Freehold. The parking space in front of the garage is also freehold, however there is long leasehold title for the garage. The houses in the scheme are part of a Management Company and pay a modest communal contribution towards the upkeep of the communal areas of the scheme. The current charge is £250 due 1st January and 1st July each year.

Council Tax Banding: Assessed band 'C' with approx. £2150 payable for 2025-26. North Yorkshire Council - Tel: 01723 232323. The property could be put forward for business rates, where reliefs of upto 100% are available depending upon circumstances.

Post Code: YO22 4EW

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.

