

RICHARDSON & SMITH

Chartered Surveyors

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13 RAGLAN TERRACE, WHITBY

Whitby Town Centre 3/4 mile



A DELIGHTFUL, WELL PRESENTED 3 BEDROOM VICTORIAN TERRACED HOUSE, IN A POPULAR LOCATION A SHORT WALK FROM THE TOWN CENTRE. WITH UPVC DOUBLE GLAZING AND GAS CH, AND GOOD QUALITY FIXTURES AND FITTINGS THIS IS THE IDEAL STARTER HOME OR AS NOW A SMALLER HOLIDAY COTTAGE

Accommodation:

Ground Floor: Entrance Hallway, Lounge with Dining Room, Kitchen,

First Floor: Landing, Bathroom, 2 Double Bedrooms.

Second Floor: Large Double Bedroom

Externally: Small Front Garden, Yard to Rear, Store.

Guide Price £179,950

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PARTICULARS OF SALE

This delightful terraced house offers all the advantages of Victorian houses, well-proportioned rooms and high ceilings with all the advantages of modern day living including uPVC double glazing, gas central heating and modern fixtures and fittings. Currently the house is used as holiday letting accommodation, with 3 double bedrooms maximizing the space available. Equally this would make a great starter/family home being in a popular residential area, close to primary schools and secondary schools for all ages, hospital and local facilities. The house is also a short walk from the harbour-side and all the facilities Whitby town centre has to offer and whilst there is no parking with the property there is plenty of on-street parking in the immediate area.

Approached along Raglan Terrace, the part glazed front door opens into...

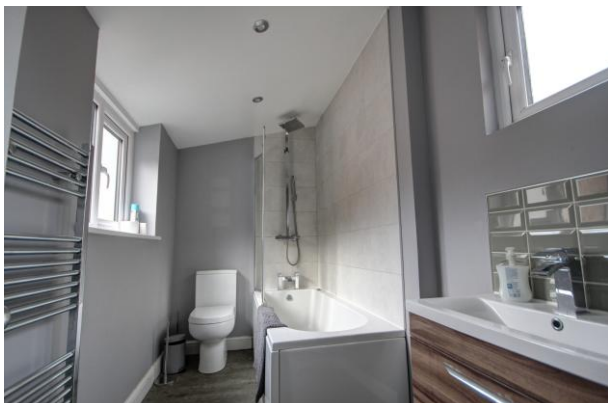
Entrance Hallway: The hallway houses the staircase down to the first floor and paneled door opening to the:

Dining Room: Having a laminated floor, double glazed door to the rear yard, doors to the kitchen and shower room and open arch to the....



Lounge: Lying at the front of the house, with window to the front, recessed fire place with open grate. Cornicing to the ceiling.

Kitchen: The kitchen itself offers a modern range of units comprising cupboards and drawers under beech worktop, with an inset 1½ bowl sink unit and wall cupboards over. There is integral electric for a gas hob above with a stainless steel cooker hood over, plumbing for an automatic washing machine and space for a fridge and freezer.



First Floor

The staircase from the entrance hallway rises to the first floor landing with panel doors off and staircase to the second floor.

Bathroom: Having a modern white suite comprising hand-basin with vanity unit, w.c and bath with thermostatic shower and screen. There is part tiling to the walls with chrome heated towel rail.

Double Room: A large double room to the front, with bay window and recessed cupboard

Double Room: A smaller double room to the rear of the property



Second Floor

The staircase from the first floor landing rises to the second floor landing with doors to...



Overall Attic Bedroom: A large attractive room with large dormer window and under-eaves storage.

Externally

To the front there is a small walled garden whilst to the rear of the property lies an enclosed yard, which is nicely secure with high walls and a gate to the rear access lane. There is a brick store within which is situated the gas central heating unit.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

What3words: micro.cools.immediate

Services: The property is understood to be connected to mains water, gas, electricity and drainage.

Council Tax: The property is assessed in Band B, North Yorkshire Council (0300 1312131)

Post Code: YO21 1PS

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		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



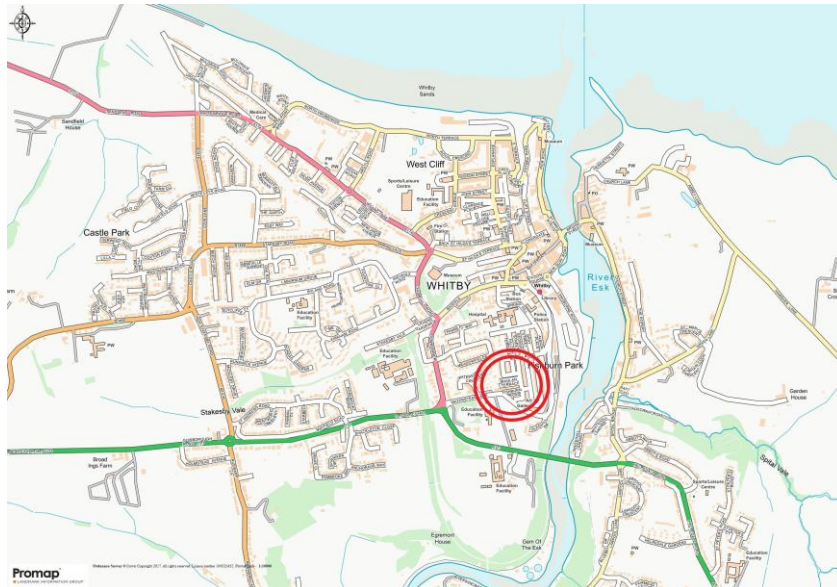
1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Call us for a free appraisal of your property if you are considering selling



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