



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

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Estate Agents

CHURCH COTTAGE 121 CHURCH STREET WHITBY

Town Centre ½ mile



A WELL-PRESENTED 16TH CENTURY GRADE II LISTED, 2 BEDROOM COTTAGE AT THE BASE OF THE HISTORIC 199 STEPS. THE COTTAGE IS A SHORT WALK FROM THE BEACH, ABBEY AND TOWN CENTRE AMENITIES. THIS PROPERTY IS IDEALLY SITUATED, IN THE HEART OF THE OLD TOWN AND WOULD MAKE THE PERFECT HOLIDAY COTTAGE OR SECOND HOME.

Living Room; Lower Ground Floor Kitchen, Landing, Double Bedroom, Bathroom, Attic Bedroom.
Small yard at rear.

OFFERS ON: £299,950

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PARTICULARS OF SALE

This is a superbly appointed 2 bedroom mid-terrace stone built cottage sits at the bottom of Whitby historic and renowned 199 Steps. The grade II listed property enjoys both old world charm with beamed ceilings, sash windows and a period fireplace walls, but also the modern convenience of electric night storage heating and modern kitchen and bathroom fittings. There is even a glimpse of the sea!!



Situated right on the cobble streets of the old town the cottage is within short walking distance of all Whitby has to offer including the historic Abbey ruins and visit centre, local shops and amenities and of course the stunning sandy beach. This is certainly a property well worth closer inspection and would make an excellent holiday cottage as it has successfully formerly been used as a second home.

Approached from the front through the half-glazed period door and opens into the



Lounge: A generous but cosy space with sash windows to both front and rear aspects. There is an open beamed ceiling, a period cast iron fireplace (not working) and staircase to both lower ground floor and first floor levels.



Lower Ground Floor Dining Kitchen: The kitchen is fitted with a range of Pine base units with laminated worktop over. The units include drawers, a 1½ bowl acrylic sink with mixer tap, space for refrigerator and automatic washing machine. There is an electric oven with ceramic hob, and a very useful understairs pantry. There is a door to the small rear yard and beamed ceiling.



First Floor:

From the lounge, a staircase rises to a landing with panelled doors opening to...

Double Bedroom: A bedroom with a single glazed sash window to front giving attractive views up the steps and a glimpse of St Mary's Church, exposed beams and fitted wardrobe/cupboards to one wall.



Bathroom: With panelled bath with screen and electric shower fitting, W.C and pedestal hand basin. Tiling to the walls and a heated towel rail fitted.



From the first floor landing a panelled style door opens onto a flight of stairs which rises up directly into ...

Bedroom: A twin bedroom with a glazed dormer window to the front also giving attractive views of the 199 Steps, exposed purlins and doors to eaves storage spaces.



Outside

To the rear of the property is a small yard.



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.

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

What3Words: skirting.motorting.oval

Tenure: Freehold.

Council Tax Banding: Band 'B'. North Yorkshire Council.
Tel 0300 1312131.

Post Code: YO22 4DE

EPC Rating: To be advised



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.



RICHARDSON & SMITH

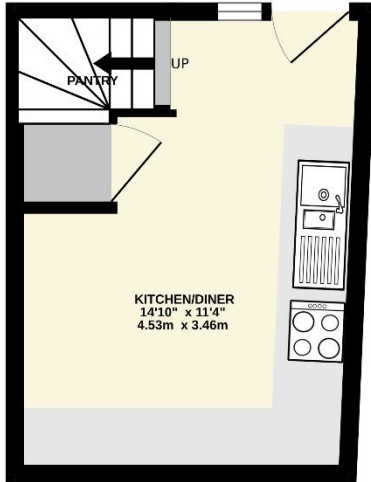
Chartered Surveyors

Auctioneers

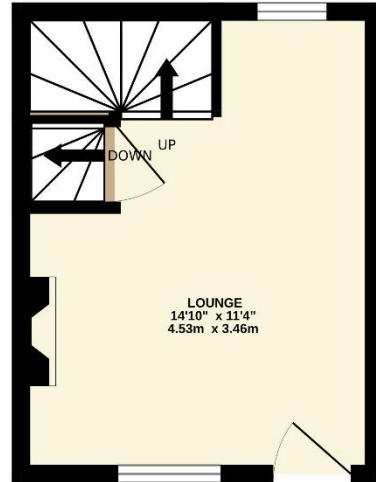
Valuers

Estate Agents

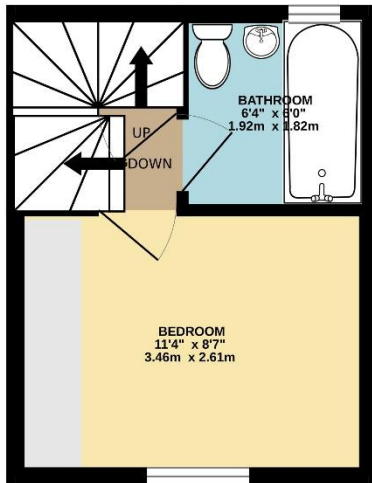
BASEMENT
164 sq.ft. (15.2 sq.m.) approx.



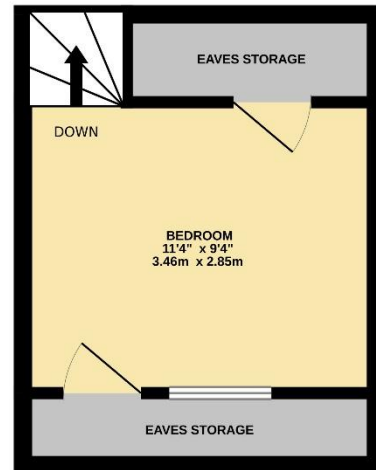
GROUND FLOOR
166 sq.ft. (15.4 sq.m.) approx.



1ST FLOOR
169 sq.ft. (15.7 sq.m.) approx.



2ND FLOOR
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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