



RICHARDSON & SMITH

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2 ARGUMENTS YARD, CHURCH STREET, WHITBY

Whitby Town Centre



A 2 BEDROOM GRADE II LISTED COTTAGE LYING IN THE HEART OF OLD WHITBY WITHIN YARDS OF THE HARBOUR. REQUIRING REFURBISHMENT THIS CHARACTERFUL OLD COTTAGE IS RIPE FOR UPGRADING, BUT WILL MAKE A PERFECT HOLIDAY COTTAGE OR BOLT HOLE.

Ground Floor: Living Kitchen. 1st Floor: Landing and Double Bedroom.
2nd Floor: Landing, Shower Room and 2nd Bedroom. Outside: Communal Yard and Private Store Cupboard.

Guide Price: £175,000

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PARTICULARS OF SALE

Built of stone under a pantile roof with single glazed timber framed windows (some of which have secondary glazing), this cottage is part of a group in this historic yard that are all grade II listed and date from the 18th Century.

Lying in a mid-terrace position, the cottage backs onto another cottage facing into a further alleyway to the north.

From the yard, the south-facing front door opens into...



A compact, open plan living room with a sash window to the front and wooden flooring.

The kitchen units run along the front wall with a simple worktop, a sink, electric cooker point and positions for a fridge and washer beneath. The boiler is mounted on the wall above the kitchen units.

The focal point of the room is an open fireplace with a cast inner and tiled slips, surrounded by a painted wooden mantel. The room is part panelled and an open staircase across the rear of the room leads up to the upper floors and there is a built-in cupboard and shelving.



1st Floor

The staircase rises to the first floor where the galleried landing has a recessed cupboard and more stairs lead up to the second floor.



From the first floor landing a door opens up into a bedroom with a sash window to the front and a cast iron bedroom style open fireplace. This room can either be a small bedroom or a compact sitting room depending upon an occupant's choice of layout. The room is a large single size for a bedroom but technically too small to be a double bedroom. The walls are part panelled and there is a built-in wardrobe.

2nd Floor (Attic)

The staircase rises again to a second-floor landing with reduced ceiling height and a corridor off. A door opens into the second bedroom and a further doorway opens into the house bathroom.



The second bedroom is also a good-sized single room with a horizontal 'Yorkshire' sash window and panelled front wall.



The bathroom has a Velux rooflight window and is fully tiled with a tiled floor. The modern white fitted suite comprises a low flush WC, a wash hand basin and a half-length French bath with a shower over.

Outside

The property has use of the communal yard area in front of the building and also owns a single store cupboard in a row on the opposite side of the yard. This structure is made of rendered masonry with a tiled roof and timber door.



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 our offices, walk into the town centre and cross the river by the swing bridge taking the second left turn off Bridge Street onto Church Street. Walk along past the old market hall and just before the road narrows, you will find Arguments Yard on your left. No2 lies at the western end of the yard, identifiable by the Richardson and Smith 'For Sale' board.



Planning: The property falls within the North Yorkshire Council Area. Tel: 01439 770657. The property is grade II listed and lies in a conservation area.

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 'B' approx. £1,881 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

Post Code: YO22 4DJ

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		



RICHARDSON & SMITH

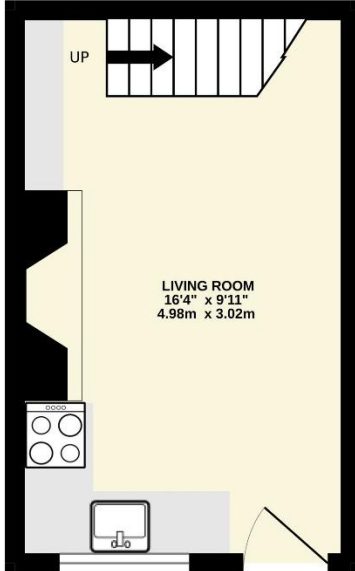
Chartered Surveyors

Auctioneers

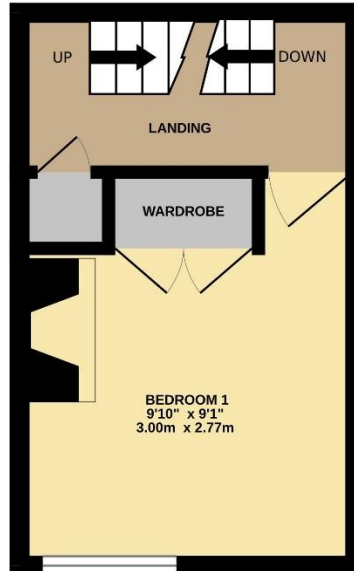
Valuers

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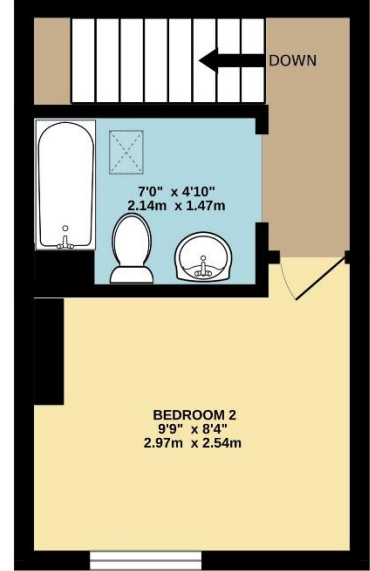
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only

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View from the end of Arguments Yard.