



# RICHARDSON & SMITH

Chartered Surveyors

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## 11 ABRAHAM'S QUAY, CHURCH STREET, WHITBY

*Town Centre approx. ½ mile*



**A DELIGHTFUL HARBOURSIDE 3 BEDROOM MODERN COTTAGE SET IN THIS SMALL DEVELOPMENT ONLY A SHORT, LEVEL WALK FROM WHITBY TOWN CENTRE. WITH A PATIO TO THE FRONT OFFERING VIEWS OF THE MARINA AND PRIVATE PARKING, THIS IS COTTAGE WORTHY OF INSPECTION.**

Dining Kitchen, Lounge. Landing, 2 Double Bedrooms, Single Bedroom & Bathroom.  
Patio to front. Private Parking Area for 2 Cars. Boiler Store.

**OFFERS ON: £285,000**

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## PARTICULARS OF SALE

Approached from the front, facing into the courtyard, glazed double doors set in a glazed screen open from the patio area directly into ...



**Lounge:** The focus of the room is a pine fireplace with a gas fire unit and a staircase rises to the first floor. The glazed double doors and screen look out onto the patio and give views to the marina. Exposed pine beamed ceiling effect. Double pine dado rail. Central and wall lighting. A connecting door opens through to ...



**Dining Kitchen:** With a window and door facing out to the rear, the kitchen is fitted with a suite of pine cabinets including an integral oven, hob, cooker hood and a stainless steel sink unit. There is room for a dining table and chairs. Tiled floor, beamed effect ceiling, green tiled splashbacks, drying creel.



## First Floor

The staircase rises from the lounge to a landing where there is a hatch giving access to the loft void plus a useful recessed storage cupboard. Doors open to ...



**Bedroom 1:** The main bedroom is a double with a window facing south.



**Bedroom 2:** The smaller of the 2 double sized bedrooms, this room faces the front with views to the marina.



**Bedroom 3:** A single bedroom but with the best views, looking onto the marina and upper harbour.

**Bathroom:** With a white suite comprising a panel bath with Triton thermostatic shower over and glazed shower screen, WC and pedestal wash basin. Window to the rear and extractor fan.



Built in 1998, Abraham's Quay is a relatively modern development and this mid-terrace cottage has been owned by the same family since the original release, having a prime position looking onto the marina, away from the road. The property has distinctive bright green doors to the front and rear making it stand out from the crowd.

### Outside

The property is built around a communal courtyard with posts to demarcate the roadways and allocated areas for parking and paved areas for seating or landscaping with pots, if desired. This cottage has a forecourt patio seating area with views to the marina and glazed double doors opening from the lounge.

To the rear the south facing elevation has a walkway across the rear and a door opens into a cupboard which houses the gas central heating boiler and offers storage. The rear of the building faces onto a slipway down into the harbour.

There is a private parking area to the front of the cottage, across the courtyard, with tandem parking for 2 cars.



### 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 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 this property.



**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.11 lies on the end of the terrace facing onto the river, with a private parking area to the left of the entrance.



**Services:** The property is connected to mains water, gas, electricity and drainage. The Worcester, combi-style gas central heating boiler is situated in the outside store.

**Council Tax Banding:** Band 'C' £2,150 per annum. North Yorkshire Council. Tel 01723 232323.

**Post Code:** YO22 4EW

**Tenure:** Freehold.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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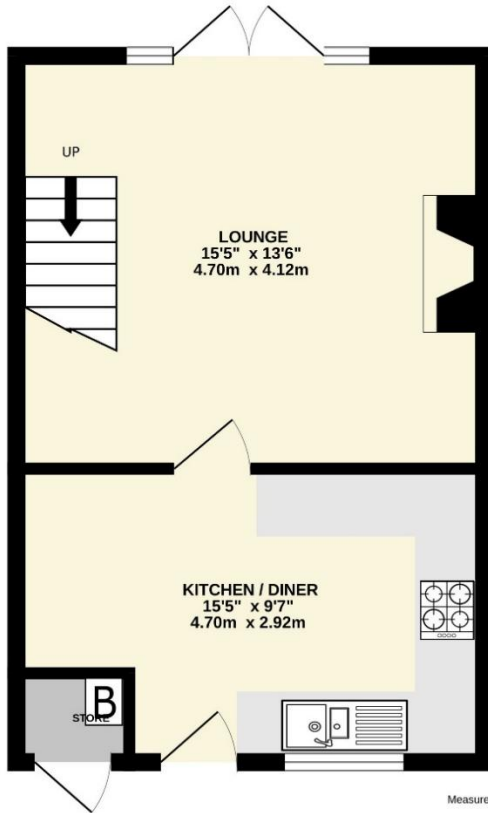
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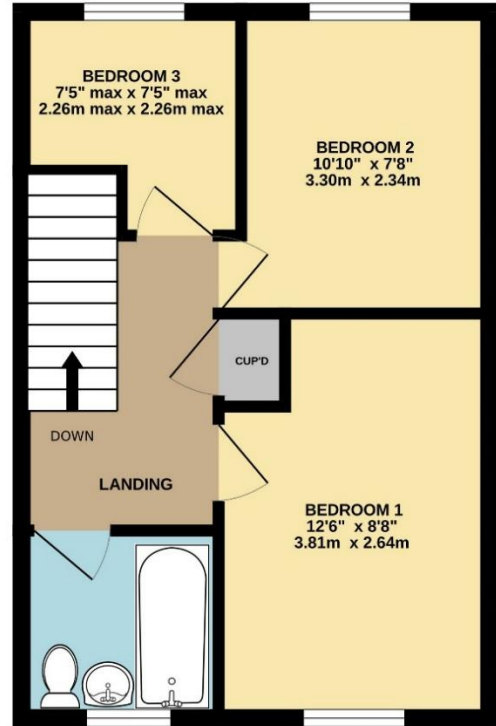
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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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