



RICHARDSON & SMITH

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7 SEATON CLOSE, STAITHES

Hinderwell ½ miles

Whitby 10 miles

Saltburn 10 miles



A FABULOUS 4 BEDROOM HOME THAT HAS BEEN EXTENDED BOTH TO THE SIDE AND THE REAR TO CREATE SPACIOUS FAMILY ACCOMMODATION. NEWLY RENOVATED THROUGHOUT THE HOUSE SITS ON A QUIET CUL-DE-SAC CLOSE TO ALL AMENITIES AND A SHORT WALK TO THE BEACH.

Accommodation:

Porch, Lounge, Dining Kitchen, W.C, Integral Garage

1st Floor: 3 Double Bedrooms (1 En-Suite), Single Bedroom/Office, House Bathroom

Low Maintenance Garden and Parking To Front, Generous Rear Garden

Guide Price: £245,000

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PARTICULARS OF SALE

Situated on a quiet cul-de-sac at the top of this popular coastal village, this former local authority house has been transformed by the vendors into a spacious, beautifully presented family home. Having been completely renovated, including extensions to the rear and the side, the house now offers modern energy efficient living with full double glazing throughout, gas central heating (including underfloor heating on the ground floor) and modern high levels of insulation. In addition to the new integral garage there is ample parking to the front and generous child friendly gardens to the rear.

The house is a short walk to the local co-op and within easy walking distance of the recreation centre, play park and the beaches of the old village, whilst been within easy driving distance of Whitby and Teesside.



From the front, the composite door opens into the newly constructed porch and onward into the spacious entrance hall. To one wall of the hallway is a bespoke coat and boot rack, with downlighting to the ceiling, stairs (with storage cupboard) to the 1st floor and panel doors off.

Lounge: Extended to the rear with uPVC French doors to the rear and central brick fire place with Oak over mantel and inset multi-fuel stove.



Kitchen Dining Room: A spacious through room window to the front and French doors to the rear. Downlit, with modern painted wood shaker style units with working surfaces and matching wall cupboards over. There is an integral microwave and oven, ceramic hob with extractor hood over whilst there is space within the units for an American style fridge freezer and space and plumbing for an automatic washing machine.



Within the kitchen diner is the downstairs cloaks room with w.c and hand-basin.

1st Floor

From the hallway stairs lead up to the light, spacious landing area off which panel doors lead to the...

Single Bedroom/Office: To the front of the house, with built-in wardrobe.



Double Bedroom: A large room to the rear of the house, with large picture window affording views over the village to the fields and coast beyond.



Master Bedroom: A double bedroom with windows to the rear again affording views over the village to the fields and coast. Within the room is the ...



En-Suite Shower Room: With corner shower cubicle, w.c and hand-basin.



Double Bedroom: Again to the rear with views over the village

House Bathroom: A generous room with a modern white suite comprising panel bath with mixer taps and shower head, w.c and hand-basin with vanity unit. There is a separate corner shower, wet walling and chrome heated towel rail.



Outside

To the front of the property there is sandstone pathway leading to the front door, with low maintenance gravel to the side, beyond which is the concrete driveway which leads to the..

Integral Garage: With roller door to the front and curtesy door to the rear. The Ideal gas central heating boiler is situated here and there is plumbing for an automatic washing machine.

To the rear of the house there are generous lawned gardens, paved patio area and a substantial dog run and kennels to one side.

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 making an appointment to view this property.

Directions: From our offices, head north-west along the coast road passing through Sandsend, Lythe and Hinderswell until you reach Staithes. As you enter the village, turn right just after the Co-op before turn left onto Seaton Close. Follow the road around the bend and the property is on the left.



Services: The property is connected to mains water, gas, electricity and drainage. Heating is via a gas combi boiler in the garage.

Council Tax Banding: ‘A’ North Yorkshire Council. Tel 01723 232 323.

Planning Authority: North York Moors National Park. Tel: 01439 770657

Tenure: Freehold

Post Code: TS13 5AU

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



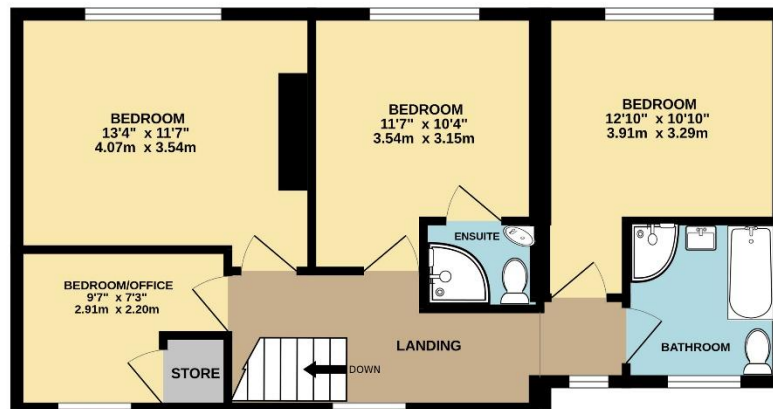
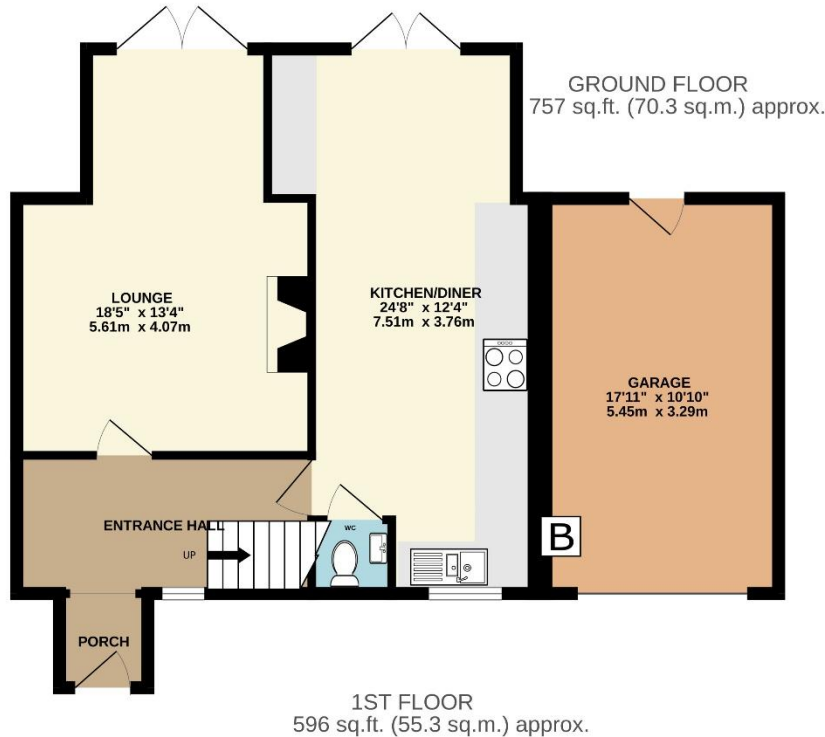
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TOTAL FLOOR AREA: 1353 sq.ft. (125.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

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.