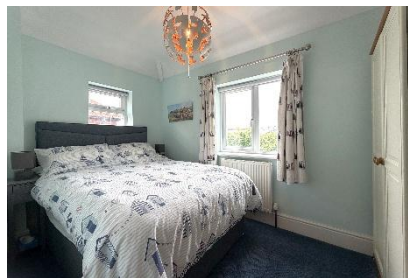




## 7 DUNSLEY CRESCENT, WHITBY

*Whitby Town Centre approx. 1 mile*



**A MODERNIZED AND IMPROVED 3 BEDROOM SEMI-DETACHED FAMILY HOME, SET ON THE WESTERN FRINGES OF THE TOWN. HANDY FOR ACCESS TO THE LOCAL SHOPS ON THE PARADE, TO THE BEACH AND WITH LONG VIEWS ACROSS THE GOLF COURSE TOWARDS THE COAST AT SANDSEND.**

Accommodation:

Entrance Porch, Hallway, Ground Floor Bathroom, Sitting Room, Dining Kitchen, Utility Rear Porch.

First Floor: Landing, Shower Room, 3 Bedrooms. Loft Room.

Externally: Gardens to rear. Summerhouse. Forecourt driveway parking.

**Guide Price: £295,000**

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## **PARTICULARS OF SALE**

Lying with a west faced position near to the edge of the town, No.7 Dunsley Crescent is a semi-detached family home offering long views over Whitby Golf Course down towards the coast at Sandsend.

Bought by the current owners six years ago, they have refurbished the property with new fixtures and fittings, including a lovely new fitted kitchen in the kitchen diner created by removing the dividing wall. There is also a new central heating boiler, new conservatory porch to the rear and all new décor and flooring throughout.

From the driveway at the front, the main entrance door opens into a double-glazed porch with an inner door opening into the hallway. From here doors open to the Lounge, dining kitchen and ground floor bathroom.



Living Room - a large reception room with a curved bay window to the front and a further window to the rear looking onto the back garden.

Bathroom – with a window to the side, the modern bathroom has a white suite including a panel bath with shower over and screen, wash basin and low flush WC.



Dining Kitchen – recently created by combining the two original rooms, this spacious reception space has 2 windows to the side and further windows and a part glazed door opening to the rear utility porch. The kitchen area is fitted with an attractive modern suite of cabinets to divide the room but leave plenty of space for a dining table and chairs.



Utility Porch – Recently renewed this useful room houses the washing machine and links the dining kitchen to the rear garden. Fully double glazed with 2x Velux rooflights.

## **1st Floor**

The staircase rises to the L-shaped first floor landing from where there are doors to the bedrooms and shower room and a hatch with drop-down wooden steps leads up to the loft.



Bedroom 1 – a generous double bedroom with a west facing curved bay window facing to the front giving superb views over the golf course and down the coast towards Sandsend.



Bedroom 2 – an L shaped room capable of taking a double bed also with the aspect to the front.

Bedroom 3 – a smaller bedroom with windows to the side and rear.



Shower Room – with a window to the side, the shower room has a modern shower cubicle with two wet walls, pedestal wash basin and low flush WC.

### The Loft

The drop-down wooden ladder rises to an upgraded loft space comprising two interconnecting rooms with a small Velux to the side and a large Velux rooflight to the front giving the best views in the house. These rooms have plastered walls, electric light and power and even central heating. Hatches give access to eaves storage.

### Outside

The property enjoys a level plot with the front garden given over to a gravelled parking area suitable for 2 or perhaps 3 well parked vehicles.



A path leads down the side to the L-shaped rear garden wrapping around the house. The garden is bounded by high wooden fences for privacy and security and includes a wooden summerhouse. The garden has been landscaped for ease of maintenance and includes a patio seating area.

### 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 Richardson and Smiths offices, head up Bagdale, turning right at the roundabout up Chubb Hill and straight across the roundabout onto Upgang Lane. Follow this road along to the mini roundabout at the junction of Love Lane, turning right here and then Dunsley Crescent is on your right hand side, with No.7 clearly marked as such.. See also location & boundary plans.



**Services:** The house is connected to mains water, electricity, gas and drainage. Central heating via a modern combi boiler.

**Local Taxation:** Council Tax band C, approx. £2,2150 for 2026/7. North Yorkshire Council. Tel 01723 232323.

**Planning:** North Yorkshire Council. Tel: 01723 232323.

**Post Code:** YO21 3JH

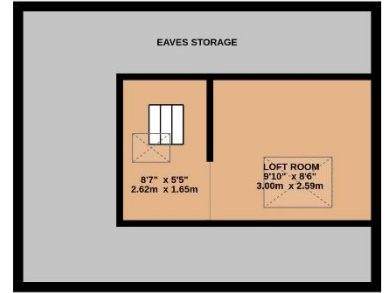
**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	<28   F	
1-20	G		



# RICHARDSON & SMITH

Chartered Surveyors • Auctioneers • Valuers • Estate Agents



Measurements are approximate. Not to scale. Illustrative purposes only  
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