



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

6 CLARKS YARD, CHURCH STREET, WHITBY

Whitby Town Centre



A RARE OPPORTUNITY TO PURCHASE A CHARMING GRADE II LISTED, 4 BEDROOM COTTAGE SITUATED IN THIS SOUTH-FACING QUIET YARD, JUST SECONDS AWAY FROM THE BUSTLING, BEATING HEART OF WHITBY'S OLD TOWN.

Entrance Lobby, Lounge, Dining Kitchen. 1st Floor: Double and Single Bedrooms, Shower Room.
2nd Floor: Double and Single Bedrooms, Bathroom. Small Garden, Boiler in outbuilding.

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk



The lounge has a broad sash window to the front and twin framed recesses to either side of the fireplace, which currently has an electric fire unit.



The dining kitchen has a simple range of units providing space for appliances and a stainless steel sink as well as wrapping around the 2 oven gas fuelled Aga, A broad sash window faces to the front and there is room for a table and chairs.

1st Floor

A door to the rear of the kitchen opens onto the winding stairs up to the first floor landing which are carpeted as a rainbow. From the landing doors open to ...

The master bedroom is a double room with a feature period fireplace and a broad sash window to the front.

PARTICULARS OF SALE

Known as The Sander's House and dating back to the mid 18th Century, 6 Clark's Yard is a grade II listed cottage set in a sheltered position, just off Church Street, in the heart of the old town only 100 yards or so from the swing bridge.

A charming home, full of character, with many period features, historic joinery and original doors and windows.

The property has been a well-loved home for 38 years and it enjoys a lovely sunny, south facing aspect. The 4 bedrooms allow for a versatile use. Currently the single bedroom on the first floor is set up as a bright and sunny study/studio and there is potential for a similar approach to the second floor.

From the communal path leading up through the Yard, a beautiful traditional porch frames the panelled entrance door into the cottage.

The front door opens into a lobby with internal doors opening to the lounge and a dining kitchen.



The single bedroom on this landing has been converted to a study and also has a broad sash window overlooking the front garden.

The shower room has a small window to the rear and is fitted with a simple suite including a shower cubicle with a Mira fitment, a WC and wash hand basin.

2nd Floor

The rainbow staircase continues up to a second floor landing where doors open to ...



A further double bedroom with a feature period fireplace and a dormer window facing to the front.

The final bedroom lies above the study and is a single room with built-in cupboards and a dormer window.

The bathroom has a simple, pale coloured suite which includes a panel bath with mixer taps and a hand hose, a WC and wash hand basin. A Velux rooflight faces to the rear.

Outside

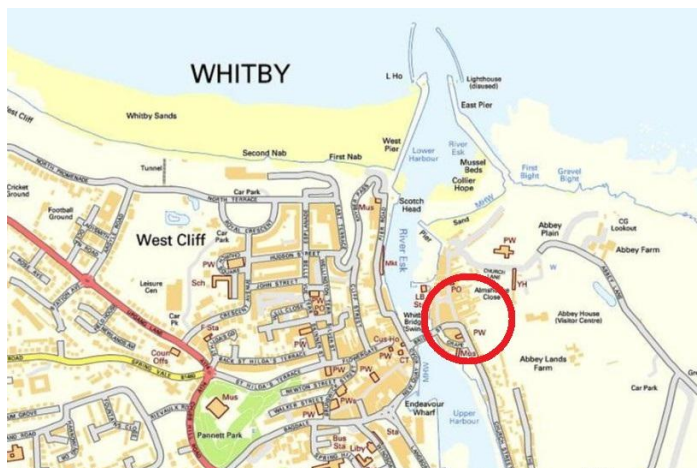
Built onto the front of the property is a small attached outbuilding, housing the recently replaced gas central heating boiler and provides useful external storage and also a tap for a hose pipe.



A delightful south facing garden a true rarity in this part of town, planted with shrubs and small trees and an additional small patio with a bench.

GENERAL REMARKS & STIPULATIONS

Viewing: 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: In the centre of Whitby, cross the swing bridge onto the east side of the river and then take the second left turn onto the cobbled part of Church Street. The entrance to Clark's Yard is a gate adjacent to No.84 (Whitby Gin Distillery Shop) on your right, and No.6 lies around 30 yards up straddling the communal path through the yard.



Services: The property is connected to mains supplies of water gas and electricity, as well as to mains drainage. The property has gas central heating and a gas Aga.

Planning: The property is grade II listed and lies in a Conservation Area. North Yorkshire Council. 01723 232323.

Council Tax: Band 'C' approx. £2,150 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

Post Code: YO22 4BL

Tenure: Freehold

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.

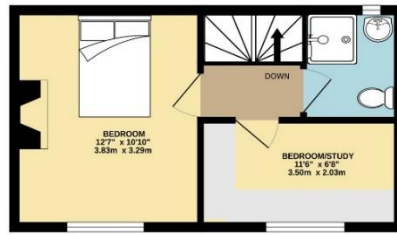


RICHARDSON & SMITH

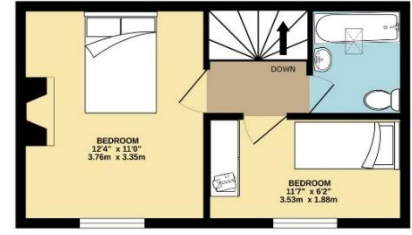
Chartered Surveyors • Auctioneers • Valuers • Estate Agents



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

