



# RICHARDSON & SMITH

Chartered Surveyors

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## 5 HALLS PLACE, FLOWERGATE, WHITBY

*Whitby Town Centre*



**A SPACIOUS 3 BEDROOM FREEHOLD COTTAGE, SET OVER 4 FLOORS IN A QUIET YARD, JUST OFF FLOWERGATE. ALTHOUGH IN NEED OF MODERNISATION, THE COTTAGE IS HANDY FOR ALL THE LOCAL AMENITIES AND HAS VIEWS OVER THE TOWN & UPPER HARBOUR AND POTENTIALLY IS AN IDEAL HOLIDAY LET.**

*Accommodation:*

*Ground Floor: Entrance Porch, Dining Kitchen. 1<sup>st</sup> Floor: Landing, Living Room, Bathroom.*

*2<sup>nd</sup> Floor: Landing, Double and Single Bedrooms. 3<sup>rd</sup> Floor: Attic Bedroom.*

*External: Enclosed Yard*

**Offers On: £195,000**

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## PARTICULARS OF SALE

Down a quiet yard, just off Flowergate, 5 Halls Place is a spacious cottage which has been in the same family for many years. Although now ready for some modernisation and upgrading, the cottage retains many charming features including sash windows and original fire grates whilst having the benefit of its own private yard to sit out in. With views from most windows either to the Abbey or over the town and upper harbour this has the potential to be a lucrative holiday let.



From the private yard, a door opens onto the entrance porch and then through into the dining kitchen. There is a range of base units, large ceramic sink, electric cooker point, with windows to 2 aspects, parquet style floor and recessed cupboard set within the old fire place. The Worcester gas CH boiler is situated here.



From the kitchen diner a staircase to the rear of the room leads up to first floor landing, lounge and bathroom.



The lounge has an open plan style off the landing and has an original fire grate, recessed alcove and sash window with views over the upper town.



Another door from the landing opens to the bathroom which has a traditional white suite including a roll top bath, basin and high flush WC, with half tiling to the walls..



A staircase rises up from the landing second floor where there are 2 bedrooms.

The double bedroom is to the front and has a sash window overlooking the town and an original fire grate.



The single bedroom is to the rear of the house, with a small sash window affording views over the town to the Abbey.



A further door from the landing gives access to the winding staircase up to the attic bedroom suite which covers the entirety top floor with Velux roof light style windows to both the front and rear. The view from the Velux to the rear looks across the rooftops towards St Mary's church and the Abbey, whilst there is a gable window with views towards up the harbour.



Externally the cottage has it's own private paved yard, which is south facing, and is ideal to sit out in and which also has views over the town.

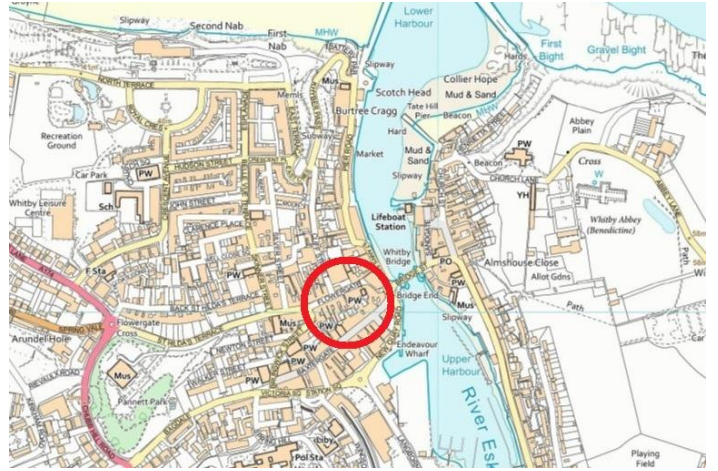


**IMPORTANT NOTICE**

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 this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

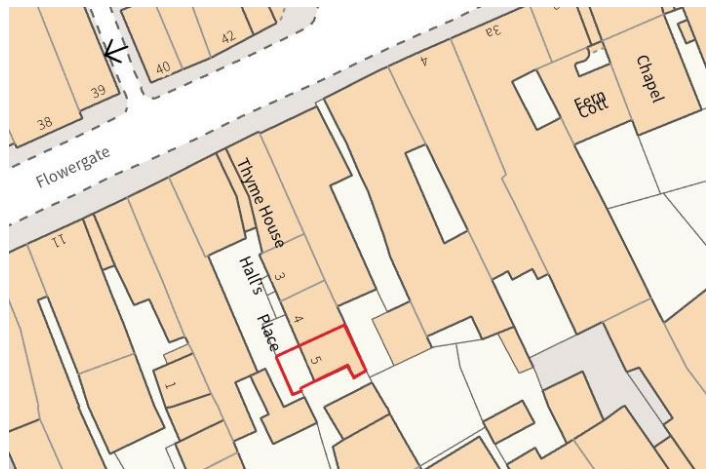


**Directions:** From Richardson & Smith's offices, head up the road opposite, Brunswick Street, until you reach Flowergate. Turn right down the hill and Halls Place lies on your right hand side down a small ginnel opposite the turning to Cliff Street..

**What3words:** (entrance of the yard): rekindle.bystander.hobbit

**Post Code:** YO21 3BD

**Tenure:** Freehold.



**Services:** The property is understood to be connected to mains water, gas, electricity and drainage. Heating and hot water are provided by a gas central heating boiler situated in the kitchen.

**Council Tax:** The property is band 'B'.

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

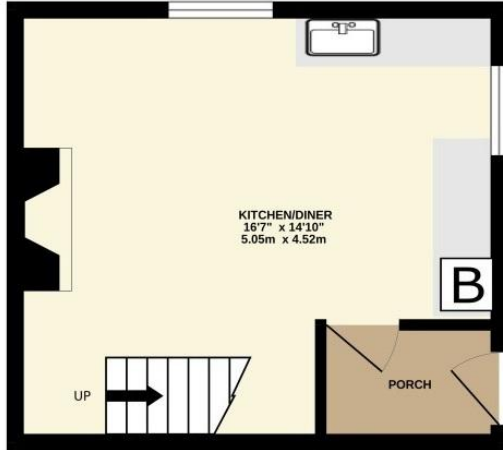
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



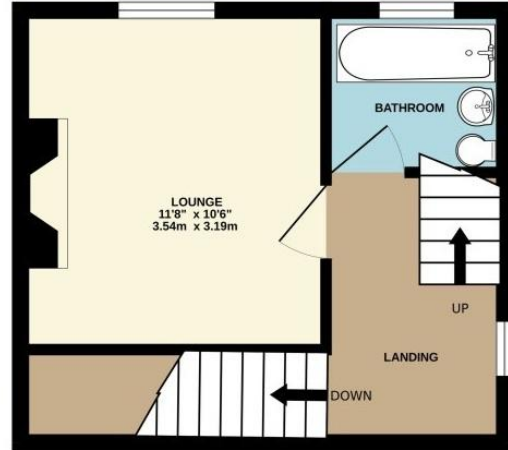
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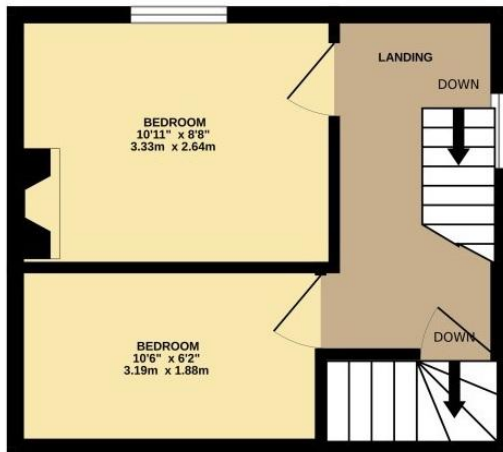
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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