



RICHARDSON & SMITH

Chartered Surveyors

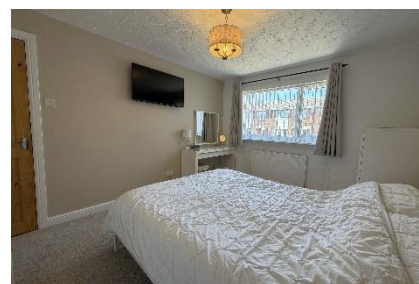
• Auctioneers

• Valuers

• Estate Agents

29 FOUNTAINS CLOSE, WHITBY

Whitby Town Centre ½ mile



A SPACIOUS AND WELL-PROPORTIONED 3 BEDROOM END-TERRACE HOUSE WITH VIEWS TOWARDS THE ABBEY AND WITHIN WALKING DISTANCE TO WHITBY TOWN CENTRE AND WEST CLIFF. CLOSE TO SCHOOLS, SHOPS AND OTHER AMENITIES THIS IS A GREAT FAMILY HOME OR FIRST TIME BUYER OPPORTUNITY.

Accommodation:

Ground Floor: Hallway, Kitchen Diner, Lounge, WC Cloakroom,
1st Floor: Landing, 2 Double Bedrooms, Single Bedroom, Bathroom.
Outside: Paved Yards to Front & Rear, Storage Outbuilding.

Guide Price: £225,000

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PARTICULARS OF SALE

A spacious 3 bedroom end-terraced house which enjoys a great open aspect to the rear, with views towards the park and over the town towards Whitby Abbey.

Externally, the property has a stone paved yard to the front and enclosed patio to the rear. As well as a useful outbuilding for storage, supplied with electric for power and lighting.

Within walking distance to Whitby Town Centre and West Cliff, this would make a great home for a family with shops, schools and many other amenities also within walking distance.

Access through the front door into the...

Entrance Hall: With a door opening to a WC cloakroom and stairs leading up to the first floor and under-stairs storage.

WC Cloakroom: with a low flush white suite, wash hand basin and window to the front.



Kitchen Diner – A very spacious, open-plan, L shaped kitchen diner spanning the entire rear of the property with smart vinyl flooring and a connecting archway. The kitchen area is fitted with a modern range of shaker style units in a pale green finish with laminate worktops and an integral oven, gas hob, cooker hood and an undercounter fridge. There is space for a washing machine and a recess houses the upright fridge freezer. Views to the Abbey from the window.

The dining area includes further storage units to match the kitchen and has double doors opening out into the rear yard.



Lounge – A substantial reception room with a wide window facing onto to the front yard, bringing in lots of natural light.

1st Floor

The staircase rises from the entrance hall up to a landing with a large built-in airing cupboard housing the gas central heating boiler. Doors open to ...

Bedroom 1: A double bedroom with a wide window to the front.



Bedroom 2: A second double bedroom, currently arranged with twin beds, with a window to the rear which has open views towards Whitby Abbey.



Bedroom 3: A generous single bedroom with window to the front and built in clothes storage.



Bathroom: with tiled walls and a window to the rear, the modern bathroom has a white suite comprising panel bath with Mira electric shower over, low flush WC and wash hand basin.



Outside

The front of the property faces south west and has a paved yard which is a real sun trap on an afternoon. To the rear is an enclosed paved patio and outbuilding.

Outbuilding – A generously sized building, ideal for storage and fitted with electric light and power.



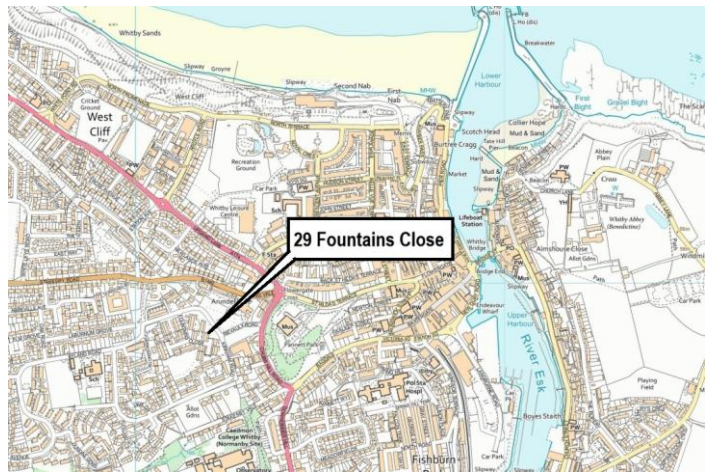
IMPORTANT NOTICE

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 R & S offices, travel up Bagdale toward the mini-roundabout turning right up Chubb Hill. Part way up, turn left on Rievaulx Road. At the top of here, you will see the property in front of you. To access Fountains Close, turn right at the top of Rievaulx Road on to Byland Road and follow the road round, then take the next left turn on Rosedale Close, then left again to Fountains Close.

Services: The house is connected to mains water, electricity, gas and drainage. The property has gas central heating with a combi style boiler located in the airing cupboard.

Council Tax Banding: Band 'B'. Approx £1,881 for 2026/7. North Yorkshire Council. Tel 01609 780 780.

Tenure: Freehold.

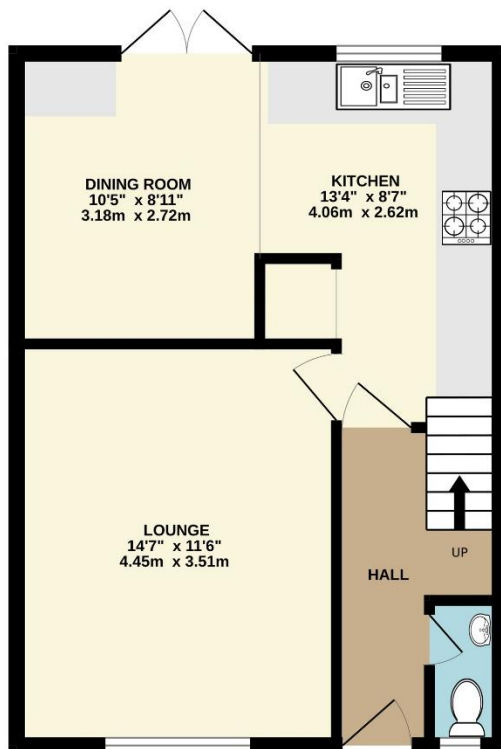
Post Code: YO21 1JS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

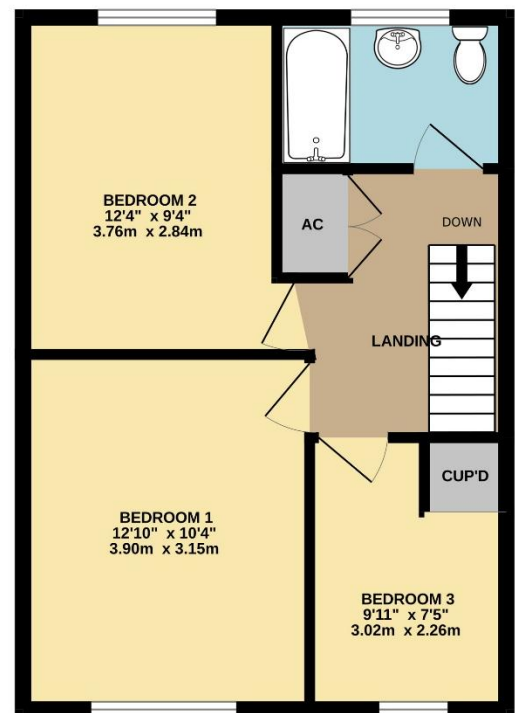


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GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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