



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

21 RUNSWICK AVENUE, WHITBY

Whitby Town Centre approx. 1 mile



A BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE ON THE WESTERN EDGE OF THE TOWN. UPGRADED AND MODERNISED BY THE VENDOR, INCLUDING UNDERFLOOR HEATING, THIS TURNKEY PROPERTY IS ONE TO VIEW.

Accommodation:

Front Porches, Hallway, Living Room, Kitchen Diner, Conservatory
First Floor: 2 Double Bedrooms, Single Bedroom, Shower Room.
Outside: Gardens to Front and Rear. Driveway, Detached Garage.

Guide Price: £255,000

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

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

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

PARTICULARS OF SALE

This beautifully presented semi-detached house is located on a quiet residential street close to the edge of town and is handily positioned for local amenities, shops and bus routes whilst being a short distance from the town centre, beach and a gateway to the surrounding countryside. Fully refurbished the house is light and airy with open plan kitchen diner leading through a open arch to the lounge. The property is very efficient to heat having a wood burning stove as well gas central heating (being underfloor downstairs) and full uPVC double glazing throughout. With gardens to front and rear as well as ample parking this is a must-see home.

From the front, the main entrance door opens into a double-glazed porch with an inner glazed door with flanking window opening into the hallway. Stairs to 1st floor, understairs cupboard and doors open to the kitchen and living room.

Lounge – with picture window to the front, focal recessed fireplace with Oak mantel and inset wood burning stove, engineered wood floor with under-floor heating which continues through an open archway into the...



Kitchen Diner – with a modern suite of cream “Shaker” cabinets and tall cupboards, with Oak worktops, decorative tiled splash-backs and inset stainless steel sink. There is an oven with a gas hob, with a stainless-steel extract hood over. There is space and plumbing for an automatic washing machine, space for a tall fridge freezer and within the room a central island with breakfast bar. Patio doors open from here in to the conservatory.



Conservatory: Of uPVC construction with triplex roof, double doors out to the rear garden and side door out to the driveway.



First Floor:

Landing – with side window, loft access hatch and doors to all rooms.

Bedroom – a good double bedroom to the front with south facing views over the town to the countryside beyond.



Bedroom 2 – again a double room with window overlooking the rear garden.



Shower Room – with a window to the rear, the wet walled shower room has a modern shower cubicle, wash basin with vanity unit and low flush WC.



Bedroom – a single room to the front of the house, again with views over the town to the countryside beyond.



Outside

The property enjoys a level plot with gardens to the front and rear. The front garden includes a rich display of flowers and shrubs and a concrete driveway provides parking and runs down the side of the property to the garage.

The rear garden is more private, enclosed with a high fences and paved patio, low maintenance gravel and again a rich display of flower, shrubs and fruit trees.

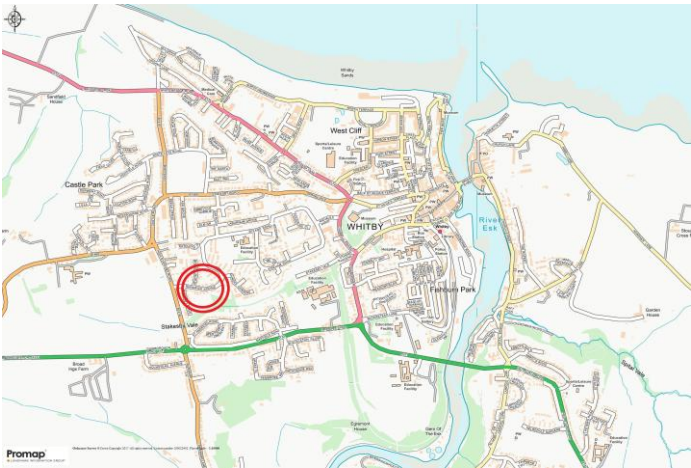
At the concrete drive to the side of the property leads up to a **detached single garage (16’8 X 9’1 internal)** built of brick with a window to the side and an up and over garage door. Light and power connected.

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.

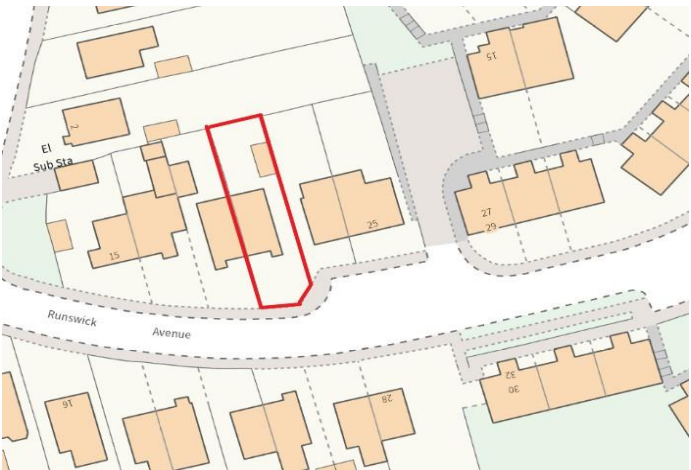
GENERAL REMARKS AND STIPULATIONS

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: The property lies on a cul-de-sac at the western edge of the town. From the A171 road at Four Lane Ends turn north onto Stakesby Road. Take the first right turn onto Runswick Avenue. The property lies on the left-hand side just after the turning to Heworth Drive.

What3words: wink.stretcher.vanish



Services: The house is connected to mains water, electricity, gas and drainage.

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 3UA

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



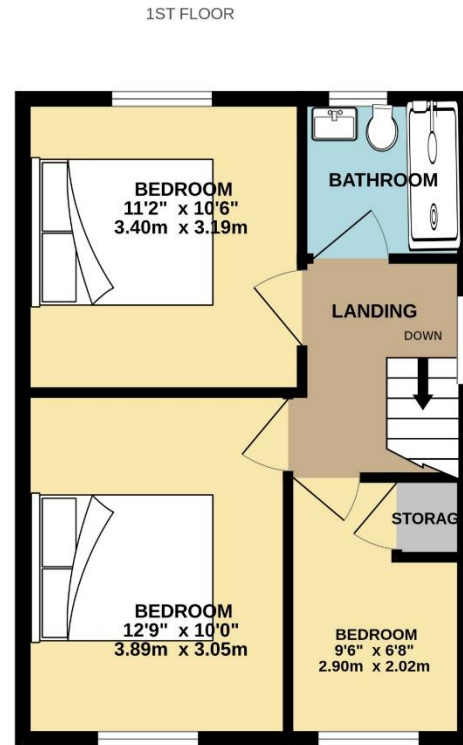
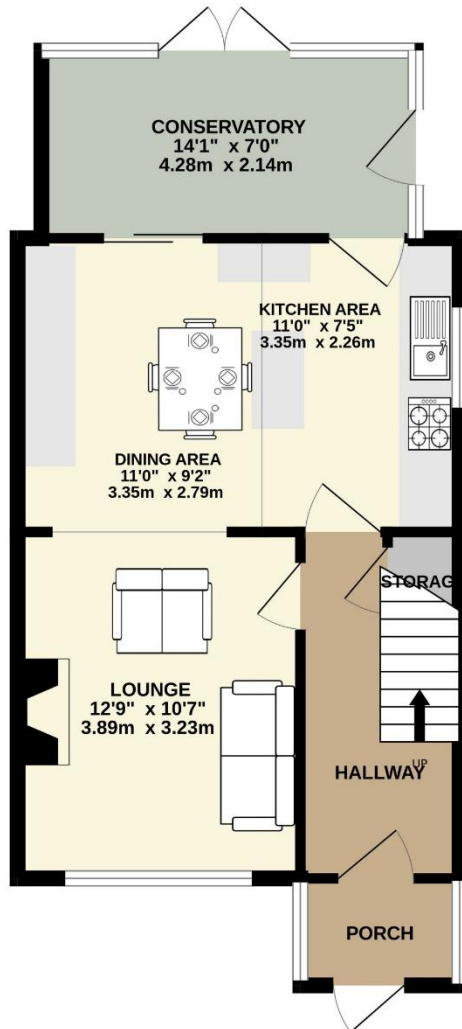
RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents



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

