



# RICHARDSON & SMITH

Chartered Surveyors

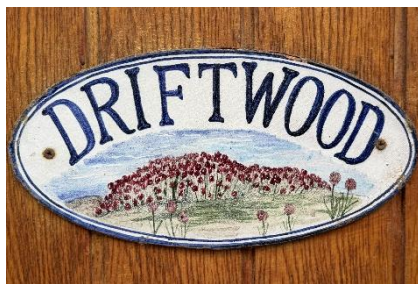
• Auctioneers

• Valuers

• Estate Agents

## ‘DRIFTWOOD COTTAGE’, 9 SANDSIDE CHURCH STREET, WHITBY

*Whitby Town Centre*



**A COMPACT BRICK COTTAGE, JUST YARDS FROM THE BEACH AT TATE HILL SANDS. SET IN THE HEART OF OLD WHITBY, IN A QUIETER CORNER, NEAR TO THE 199 STEPS AT THE TOP OF CHURCH STREET, THIS COULD BE A SUPER HOLIDAY COTTAGE.**

### Accommodation:

Ground Floor: Lobby, Lounge, Kitchen Diner, Bathroom. 1<sup>st</sup> Floor: Landing, Double & Twin Bedrooms.  
Outside: Paved Yards to Front & Rear, Storage Outbuilding.

**Guide Price: £225,000**

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### **PARTICULARS OF SALE**

This 2 bedroom cottage stands in the heart of old Whitby, just yards from the beach at Tate Hill Sands, near to the foot of the 199 steps to the Abbey ruins, at the top of Church Street. This could make a superb holiday cottage with 2 decent bedrooms and a living room with a separate kitchen.

Approached from path at the front of the cottages, a panelled entrance door opens into...

**Lobby:** With a recessed panelled cupboard housing the hot water cylinder and providing some storage, plus panelled doors to:-



**Bathroom:** Fitted with a white suite comprising a panel bath with shower over, wash hand basin and low flush WC. Window to front, part tiled walls.

**Lounge:** An irregularly shaped living room with a wide window facing to the front of the house. A panelled door opens to an enclosed staircase to the first floor and further panelled door opens to ...



**Kitchen:** The kitchen has a modest range of wall and base units comprising cupboards and drawers under laminated worktops. Gas cooker point, automatic washing machine point, stainless steel sink unit. Window to side, tiled corner fireplace and hearth.



### **1<sup>st</sup> Floor**

The enclosed staircase rises from the sitting room to a first floor landing with panelled doors opening to...



**Bedroom 1:** The main bedroom is a double with a window to the front aspect and a borrowed light window to the stairs.

**Bedroom 2:** The second bedroom is a long narrow room, suitable for twin single beds, with a window to the front aspect.



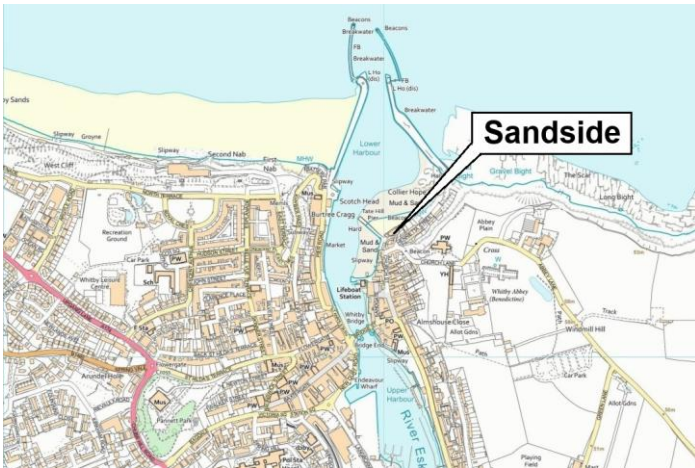
### Externally

The property does not have a private garden, but the owners have put out a bench and chairs in the alleyway in front of the property in the past and they have always garden the bankside opposite.



### 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 Smith's offices continue through the town centre over the swing bridge, turning left onto

Church Street. Walk along as far as the 'Duke of York' pub and then turn left onto the footpath descending down to Tate Hill Sands/Pier. Sandside is the row of cottages on your left hand side and No.9 is marked by a Richardson and Smith for sale board.



**Services:** The house is connected to mains water, electricity, gas and drainage. The property has gas central heating.

**Council Tax Banding:** Band 'B'. Approx £1,881 for 2026/7. North Yorkshire Council. Tel 01723 23 23 23.

**Tenure:** Leasehold. A long lease from the late 18<sup>th</sup> Century with a 999 year term. No ground rent payable.

**Post Code:** YO22 4DN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 48 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### 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.





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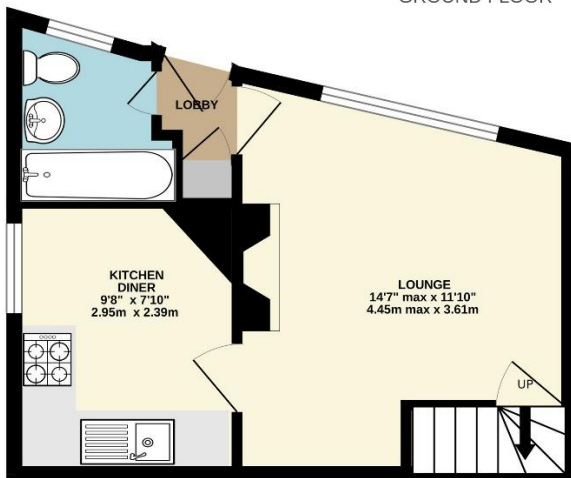
Auctioneers

Valuers

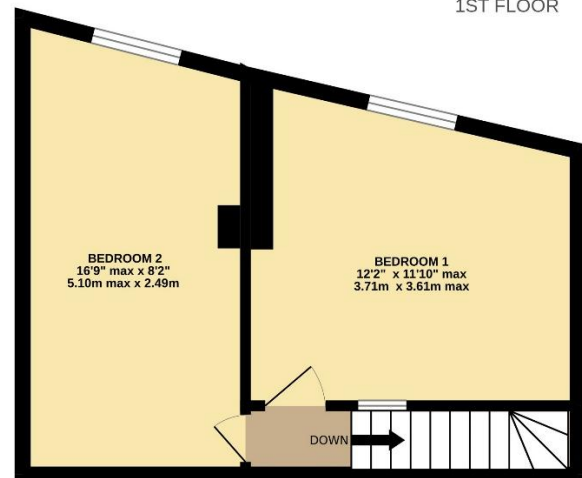
Estate Agents



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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