

3 East Crescent, YO21

Guide Price **£649,950**

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Extending to approximately 3,076 sq ft across four floors, the property provides an impressive ten bedrooms alongside substantial private living accommodation, presenting a rare opportunity for those seeking an established hospitality business, an elegant coastal residence or a lifestyle investment with considerable potential.

Currently operating as room-only guest accommodation, the property retains much of its traditional charm, with generously proportioned rooms, high ceilings and large windows allowing natural light to flow throughout. The guest bedrooms are individually arranged and traditionally decorated, with many benefiting from their own en-suite facilities, while selected rooms enjoy attractive outlooks towards the coastline and surrounding townscape.

A particular highlight is the substantial private living accommodation, which has recently undergone a programme of renovation to create a comfortable and stylish retreat. The contemporary kitchen features elegant navy cabinetry, contrasting work surfaces and a statement range-style cooker, combining modern practicality with the character of the building. Importantly, the layout has been thoughtfully designed to accommodate the potential reintroduction of a traditional bed and breakfast operation, offering further possibilities for those wishing to develop the existing hospitality business.

Beyond its current use, the sheer scale and flexibility of the accommodation offer considerable scope for alternative arrangements, including the possibility of creating a magnificent private residence or multigenerational home, subject to any necessary consents.

The location is equally impressive. East Crescent is one of Whitby's most recognisable addresses, with Crescent Gardens, the sweeping coastline and sandy beaches close at hand. The historic harbour, independent boutiques, excellent restaurants and famous landmarks are all within comfortable walking distance, making this an exceptional setting for both residential living and visitor accommodation.

Tenure: Freehold











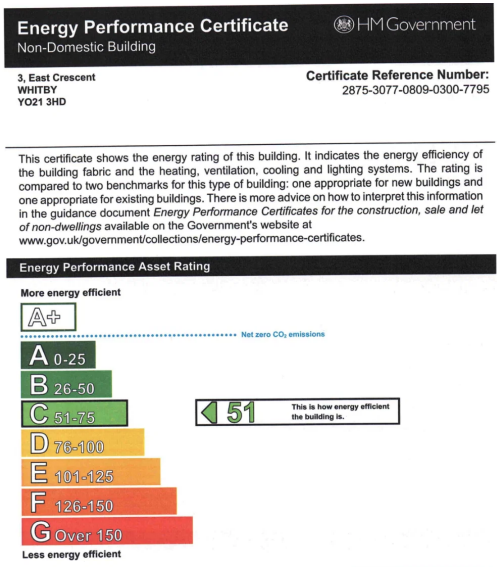












Energy Performance Certificate
Non-Domestic Building

HM Government

3, East Crescent
WHITBY
YO21 3HD

Certificate Reference Number:
2875-3077-0809-0300-7795

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ — Net zero CO_2 emissions
A 0-25
B 26-50
C 51-75 — 51 This is how energy efficient the building is.
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient



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