



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

22 ESK TERRACE, WHITBY

Whitby Town Centre approx. 0.1 miles



A SPACIOUS EARLY VICTORIAN TOWN HOUSE, OVERLOOKING THE UPPER HARBOUR. WHICH HAS BEEN A MUCH LOVED HOME. OFFERING 5/6 BEDROOMS (IN 3 EN-SUITES) AND SET JUST YARDS FROM THE TOWN CENTRE, WITH VIEWS, PARKING AND BAGS OF PERIOD CHARACTER, THIS IS SURELY ONE WORTHY OF CLOSER INSPECTION.

Accommodation:

Ground: Vestibule, Hallway, Dining Room, Kitchen, Utility, Rear Lobby

First Floor: Half Landing, Rear Porch, W.C, Landing, Bedroom and Lounge.

Second Floor: Half Landing, Bathroom, Master Bedroom with Dressing Room and En-Suite, Double Bedroom

Third Floor: Study Landing, 2 Double Bedrooms With En-Suites, Twin Bedroom

Outside: Forecourt Parking, Terraced Gardens, Rear Yard with Stores

Guide Price: £465,000

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PARTICULARS OF SALE

Situated in an elevated position with views over the town towards the harbour and even taking in the Abbey 22 Esk Terrace lies only a short walk south of the town centre, conveniently positioned for access to the town's many amenities.

A mid-terrace Victorian townhouse dating from the 1850s, this property has very spacious accommodation including a beautiful, light and airy 1st floor lounge overlooking the harbour 5/6 double bedroom accommodation (including 3 en-suites), with gardens to front and forecourt parking.

Built in a 'high' Victorian style the property has retained a number of original character features including moulded cornices, heavy panelled doors and window reveals, character staircase, beautiful fireplace amongst others.

Steps at the front of the terrace go up through garden to a traditional front door then opens into a lobby with a half-glazed panelled inner door opening into a hallway with tiled floor and an impressive period staircase. Doors opens from here to ...



The dining room has a traditional Adam's style surround with cast fire and tiled inlay, polished wooden floor, fitted cupboards to either alcove and a wide bay window offering views over the garden, Whitby Harbour, Whitby Abbey, the town and beyond.



An open archway leads through to the kitchen which lies to the rear and faces over the back yard. It is fitted with a modern suite of units with worktops over, inset Belfast sink and tiled splash-backs and includes an island unit. There is large range gas cooker (which is included in the sale) and has a stainless steel extractor over, an integral fridge freezer, and integral dishwasher.

To the rear of the kitchen an inner lobby leads into the utility which has plumbing for an automatic washing machine, sink and the Ideal central heating boiler is situated which serves parts of the lower floors.

To the rear the hallway descends to a rear lobby with a tiled floor, where there is an external door offering access to the stairs up to the rear yard.

1st Floor

The staircase rises from the entrance hallway to a half landing level at the rear where a door opens to a second rear entrance lobby and where there is a cloakroom with w.c and where is situated the second boiler which serves the remainder of the rooms

Further steps lead up to the landing where panel doors open in to the



The first floor lounge is the width of the building with sash window and large bay which afford beautiful views as described before.



The room has a central Adams style fireplace, picture rail, original moulded cornices and ceiling rose. There are fitted display cabinet to either alcove.

To the rear there is a large double bedroom, currently used as an office.

2nd Floor

The staircase continues via a half landing before reaching the second floor. Here is situated the house bathroom which has a white suite comprising Jacuzzi bath, w.c and pedestal hand-basin with tiling to the walls and floor. There is a chrome heated towel rail.



From the landing there is a further staircase to the 3rd floor and doors off to the...



The master bedroomsuite again covers the width of the building and has been split into dressing room and main sleeping area with two sash windows to the front, period fireplace and a recessed wardrobe. Off the room is an en-suite shower room with hand basin and w.c



To the rear is a more compact double room, with again having period fireplace and sash window.



3rd Floor



The stair twists up to the spacious third floor landing.. From here a small lobby leads to the en-suite double bedrooms whilst a third door opens on to the twin bedroom which is to the front of the house and has a sash window with views over the harbour.



The double bedrooms both have en-suite shower rooms, with w.c and hand-basins.



Externally

At the front, the property has terraced gardens, the upper level of which is paved with a patio seating area. The lower terraces are again paved with borders planted with shrubs and flowering plants. Steps descend to a gate opening onto the track running along the front of Esk Terrace, on the opposite side of which is a paved area providing private parking.



To the rear of the building is an enclosed and covered concrete yard with garage roller door access and further side gate. There are built-in store cupboards and access to the first floor via the rear porch. Steps ascend to a further small yard which gives access to the ground floor.





GENERAL REMARKS AND STIPULATIONS

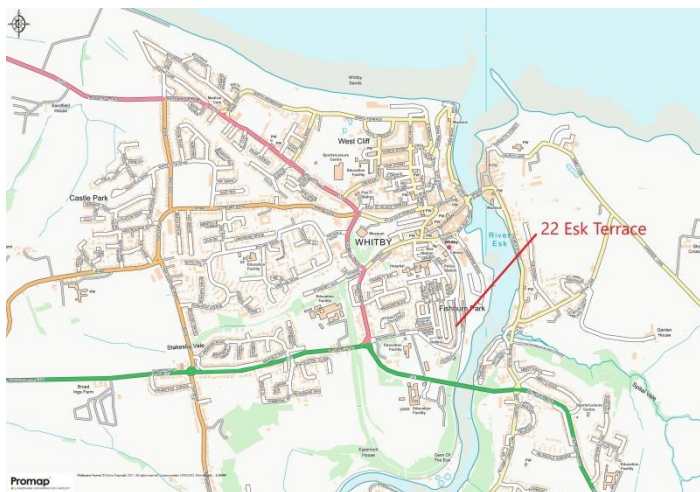
Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent’s office prior to travelling or making an appointment to view this property.

Local Taxation: The property has a single Band D council tax rating. Approx. £2,418 for 2025/6. North Yorkshire Council. Tel 01723 232323.

Directions: The property lies just to the south of the town centre. From the bus / train station follow the road past the town library and you will find Esk Terrace on your right hand side after around 250 yards with No 22 approximately ¾ ‘s of the way along See also location plan.

What3words: claw.timed.liberated

Services: The property is connected to mains water and electricity supplies, and to mains sewerage. Gas central heating.



Post Code: YO21 1PA

Tenure: Freehold

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

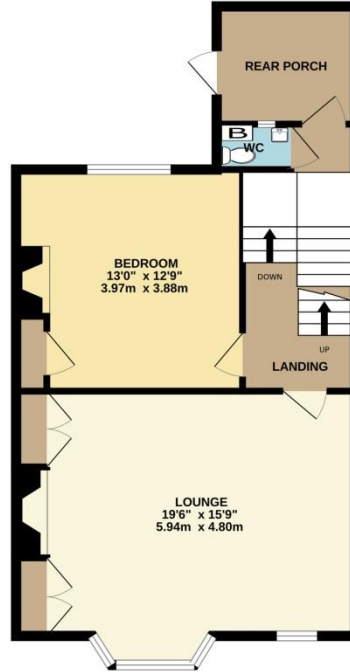
IMPORTANT NOTICE

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.

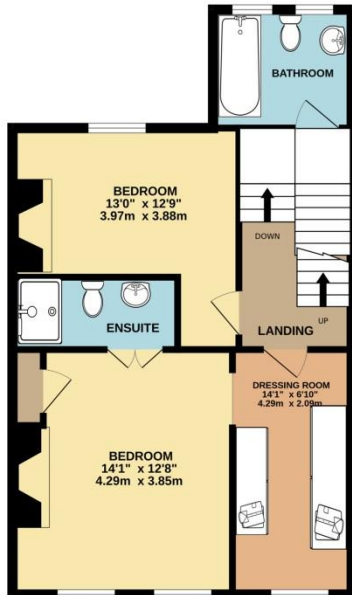
GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



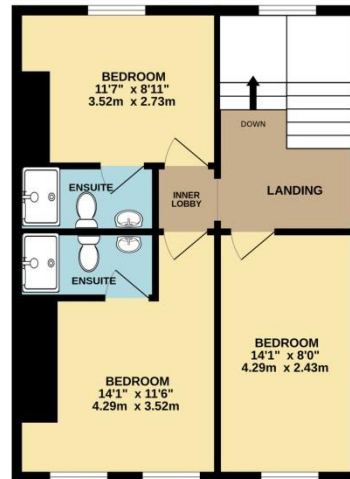
1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



2ND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



3RD FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 2216 sq.ft. (205.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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