

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

16 MOUNT PLEASANT, WHITBY

*Whitby Town Centre 1 mile
(Distance is approximate)*



A SEMI-DETACHED 3 BEDROOM HOME, WITH A SINGLE GARAGE AND GARDENS, ON RESIDENTIAL CUL-DE-SAC CLOSE TO THE EDGE OF THE TOWN. THE PROPERTY IS IN NEED OF SOME RENOVATION AND MODERNISATION BUT OFFERS A GREAT OPPORTUNITY TO CREATE A FAMILY HOME

Accommodation:

Ground Floor: Hallway, Living Room, Kitchen Diner

1st Floor: 2 Double Bedrooms, Single Bedroom, Bathroom, Separate W.C
Link Garage, Gardens and Driveway Parking.

OFFERS ON £190,000

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



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

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

16 Mount Pleasant is situated on a quiet cul-de-sac of similar properties, close to the edge of the town, local schools and many amenities. The property has gas central heating with a new modern boiler and uPVC double glazing, but now requires upgrading and renovation to most rooms. There are gardens to the front, with a further garden to the rear with drive & garage. The house fronts onto the A171 whilst being a short walk from East Whitby Primary School, local supermarkets and other outlets.

The accommodation comprises:

Ground Floor

Hallway: With staircase to first floor, and doors off to the:

Kitchen: Fitted with a basic suite of base cabinets and wall cupboards, with space for gas oven, fridge, tiled splash backs and stainless steel sink unit. There is plumbing for an automatic dish washer, under stairs cupboard door to outside. The gas central heating boiler is situated here.



Dining Area: With window to the rear.



Lounge: A spacious room to the front of the property which overlooks the front garden. There is coal effect gas fire inset within a marble hearth and wood surround.



First Floor

Landing: With recessed cupboard, within which is situated the gas central heating boiler, and access hatch to the attic.

Bedroom : A double bedroom with a uPVC double glazed window facing to the front.



Bedroom: A double bedroom with uPVC double glazed window to the rear.

Bedroom: A single room to the front, with built in cupboard.

Bathroom: Having a basic white suite comprising panel bath and pedestal hand basin.

Separate W.C

Outside

The front garden is principally laid to lawn behind a low wall with wrought iron fixing and panel fence.



The paved driveway runs down the side of property off Mount Pleasant to the garage which is of brick construction, with flat roof and swing doors.

The rear garden is again set behind a low brick wall being largely set to lawn.



GENERAL REMARKS & STIPULATIONS

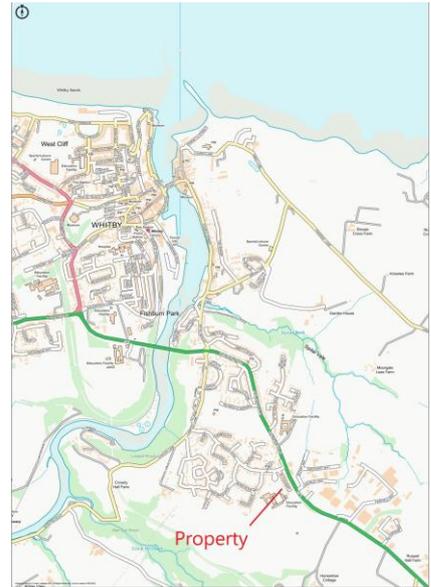
Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From Whitby, head out of town onto A171 moor road towards Scarborough. Pass by the cemetery and through the pedestrian crossing, taking the next right turn on to Eskdale Road before turning immediately left on to Mount Pleasant. No16 is on the left hand side of the cul-de-sac, towards the end, marked by a Richardson & Smith board.

Services: The property is understood to be connected to mains water, gas, sewage and electricity. The gas central heating boiler is positioned in the kitchen

Council Tax Banding: The property is band 'C' for council tax. North Yorkshire Council. Tel: 01723 232323.

Post Code: YO22 4HT

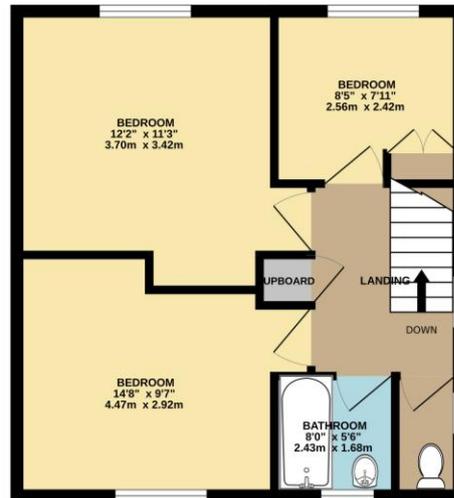


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
452 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

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.

View all of our residential properties for sale on the internet website: www.rightmove.co.uk



Call us for a free appraisal of your property if you are considering selling



Tel: (01947) 602298

Fax: (01947) 820594