



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## 6 DUNSLEY CRESCENT, WHITBY

*Whitby Town Centre 1 mile*

*Sandsend 2 miles*

*(All Distances are approximate)*



**AN EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE POSITIONED ON THE WESTERN EDGE OF THE TOWN, JUST A FEW YARDS FROM THE GOLF COURSE. THE HOUSE IS IN NEED OF SOME UPDATING AND GENERAL “TLC” BUT IS A FABULOUS FAMILY HOUSE OFFERING CONVENIENT ACCESS DOWN TO THE BEACH, LOCAL AMENITIES AND VIEWS ACROSS THE GOLF COURSE TO OPEN COUNTRYSIDE.**

Accommodation:

Ground Floor: Porch, Hallway, Lounge, Shower Room, Dining Kitchen.

1<sup>st</sup> Floor: Landing, 3 Bedrooms, Bathroom

Attic

Outside: Block Paved Parking to the Front, Gardens To Rear. Shed,

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## **PARTICULARS OF SALE**

Built in the 1930's 6 Dunsley Crescent is a solid semi-detached house that now needs a little love and attention to bring it back to the lovely family home it once was. The house has been extended at the rear to give spacious living accommodation, particularly on the ground floor whilst benefitting from both bath and shower rooms, uPVC double glazing and gas central heating. The property is one of a number of pairs of semis, set onto a curved, concrete private road with a traffic island in the centre.

This short crescent of houses lies on the very western edge of the town, near to the golf course, convenient for access to the town beach via the cliff paths, and the local parade of shops.

From the path a half-glazed entrance door opens into a porch on the front of the building with uPVC double glazed windows on low brick walls.

A half-glazed door opens into a hallway with a staircase rising off to the side and doors opening into the lounge, dining kitchen and shower room as well as a shallow recessed storage cupboard.

The bathroom has a window to the side and is fitted with a pale white suite comprising corner shower, a low flush WC and a pedestal wash basin. There is heated towel rail and tiled floor



The lounge runs the depth of the house and has a large bay window to the front and French doors opening out to the rear onto the rear garden. There is a focal wall mounted electric heater.



The kitchen diner is a large spacious room, which has been extended to the rear. The dining area is tiled and has a window to the side, recessed multi-fuel stove, wall mounted electric radiator and a store cupboard under the stairs housing the consumer boxes for the electrics



The floor tiling continues into the kitchen area which is fitted with a suite of Oak cabinets comprising base and wall units with laminated working surfaces. There is a double width range with extractor hood over, integrated dish washer, space for a washing machine and a window and half glazed door facing into the rear yard and garden. The Potterton gas CH boiler is situated within one of the cupboards.

## **First Floor**

The staircase rises to a half landing with a window to the side before rising to the first floor where there are doors to all the bedrooms, house bathroom, airing cupboard and a hatch with to the loft.



Bedroom 1 is a large double room with a curved bay window to the front and a further window to the rear, contemporary radiator, built in wardrobe and affording views to the golf course and countryside beyond. Laminated floor.

Bedroom 2 is again to the front, being L-shaped and again affording views to the golf course and beyond.

The bathroom is to the side and has a white suite comprising panel bath, hand-basin and w.c with vanity unit, chrome heated towel rail. Laminated floor.



Bedroom 3 is another generous double bedroom with a window to the rear and having laminated floor.



The loft is accessed by a ladder and wraps around the brick chimney breast. There is a small Velux to the front overlooking the golf course. The loft has light and power.

**Outside**

The front garden has been blocked paved creating parking for two cars.

A gravelled path runs around the side of the building to the rear where there is a large block paved patio with further area set to lawn.

**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:** From the centre of Whitby follow the A173 coast road northwest towards Sandsend. As you reach the roundabout on the edge of town, by the golf course, turn right and Dunsley Crescent lies immediately on your right hand side. The property is marked by the Richardson and Smith 'For Sale' board.

**What3words:** plan.fuzz.neatly

**Services:** The house is connected to mains water, gas, electricity and drainage. The Potterton gas CH boiler is in the kitchen.

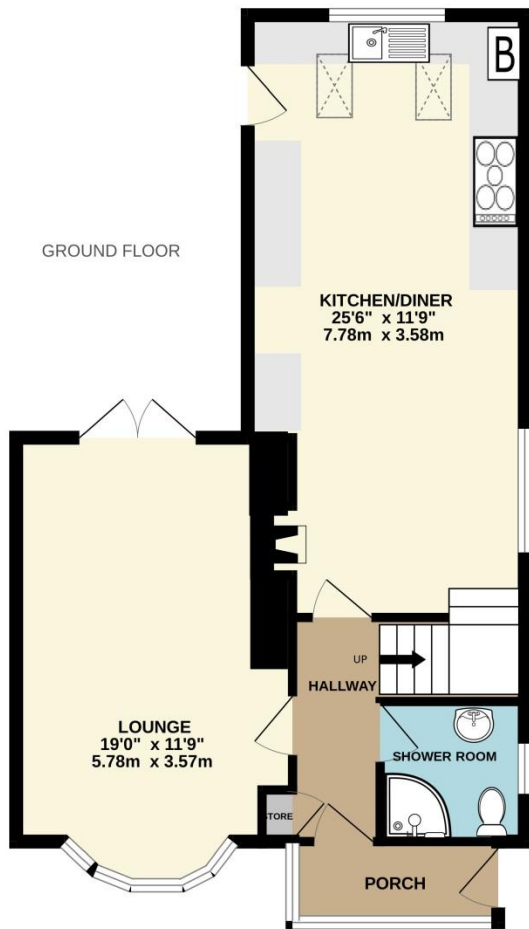
**Tenure:** Freehold

**Council Tax Banding:** Band 'C' approx. £2,150 payable for 2025/6. North Yorkshire Council. Tel 01723 232323.

**Post Code:** YO21 3JH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Measurements are approximate. Not to scale. Illustrative purposes only  
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