



01947 601301

10A CLIFF STREET, WHITBY

3 BED CHARACTER PROPERTY



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Grade II Listed Mixed-Use Building on an Historic Street
- 1,600 Sq Ft over 3 Floors comprising a Commercial Unit & Residential Flat
- Decorative Facade with Chanted Windows, Mansard Roof with Ornate Pantile & Welsh Slate
- Built in 1888 and was Designed by R Lennard for himself
- Formerly an Architects Office, Antique Dealers & Dance Studio
- 3 Bedrooms & 2 Bathrooms on the Top Floor
- Spacious Lounge & Kitchen/Diner with Stripped Pine Floors
- Ground Floor suitable for Retail, Hospitality or Leisure Use

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



10A CLIFF STREET, WHITBY- 3 bed Character Property -£250,000



Hope & Braim are delighted to present this striking Grade II Listed mixed-use building, occupying a prominent position on the historic Cliff Street in the heart of Whitby.

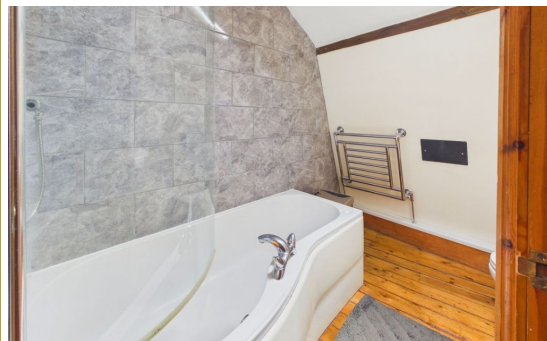
Designed in 1888 by R Lennard as his own architect's office, this handsome building extends to approximately 1,600 sq ft across three floors and has since seen life as an antique dealers and a dance studio, testament to its versatility and enduring appeal. The decorative facade, with its chanted windows and mansard roof finished in ornate pantile and Welsh slate, remains a distinctive feature of the streetscape.

The ground floor offers flexible commercial space, well suited to retail, hospitality or leisure use, and would suit a range of business concepts looking to establish themselves in this well-trodden part of town.

Above, the residential accommodation occupies the upper floors and provides a genuinely spacious flat. A generous lounge and kitchen/diner benefit from stripped pine flooring, lending warmth and character throughout, while the top floor houses three bedrooms and two bathrooms, offering excellent proportions for family living or rental use.

This is a rare opportunity to acquire a building of real architectural pedigree, combining commercial potential with comfortable, characterful living accommodation, all within a short stroll of Whitby's harbour, shops and amenities.

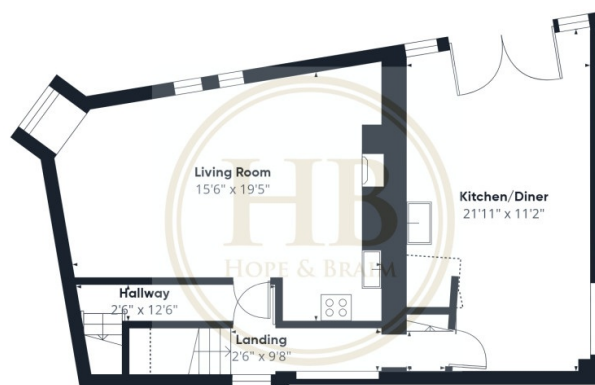
Properties of this type, offering both heritage and flexibility of use, do not come to market often. Early viewing is strongly recommended.



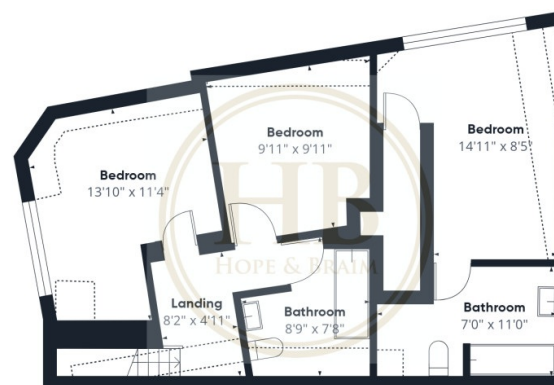
10A CLIFF STREET, WHITBY- 3 bed Character Property -£250,000



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1660 ft²

Reduced headroom

97 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

