



The Town House

South Terrace, Whitby, North Yorkshire

Offers in the region of £325,000

Stunning Georgian town house in a principle location offering superb views and outlook. Having undergone a full renovation by the current owners it now boasts accommodation over four floors and would make an ideal small B and B with three letting rooms and superb owners suite. Potential for one further ground floor bedroom. High quality fittings luxury kitchen and three en-suites.

Viewing comes highly recommended.

Whitby

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The Town House South Terrace, Whitby, North Yorkshire

Ground Floor

Radiator and high ceiling, inner door to:

Living Room 4.29m x 5.16m (14'1" x 16'11")

Large bay window to front, laminate flooring, open fireplace, picture rail.

Dining Room 4.01m x 3.43m (13'2" x 11'3")

This room is the only room yet to be renovated, it requires plastering and decorating, and would make an ideal fourth bedroom on the ground floor.

Lower Ground Floor

Staircase leads down to low ground floor level, this area has had a damp proof course, new floor and been re-plastered.

Open Plan Kitchen Living Room 5.46m x 5.26m (17'11" x 17'3")

Window to front and double UPVC door to rear yard. Two telephone points, radiator, stunning newly fitted kitchen in solid maple units and contrasting black granite worktops, integral dish washer, chrome sink, double gas range oven with extractor hood, central food preparation island, recessed spotlights.

Exterior

There is an enclosed yard to rear with workshop/garage measuring (7'2 x 8'5)

Utilty

On half turn from staircase, plumbed for washing machine.

First Floor

Boiler window to rear, radiator.

Bedroom 2 3.45m x 3.73m (11'4" x 12'3")

Radiator, window to rear, TV point. En-suite Pedestal wash basin, WC, WC, extractor fan.

Bedroom 3 3.18m x 3.02m (10'5" x 9'11")

Window to front, radiator. En-suite Shower cubicle, pedestal washbasin, WC

Bedroom 4 2.21m x 3.05m (7'3" x 10'0")

Window to front, radiator.

Second Floor

Half landing with radiator and dormer window to rear.

Master Bedroom 3.07m x 4.42m (10'1" x 14'6")

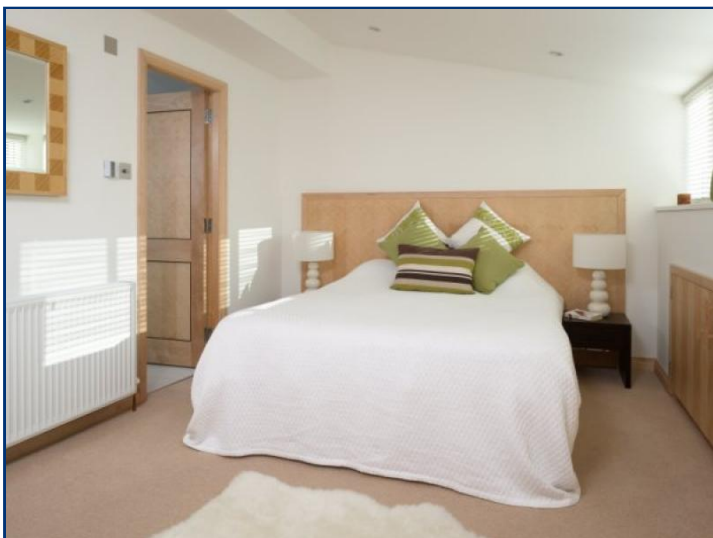
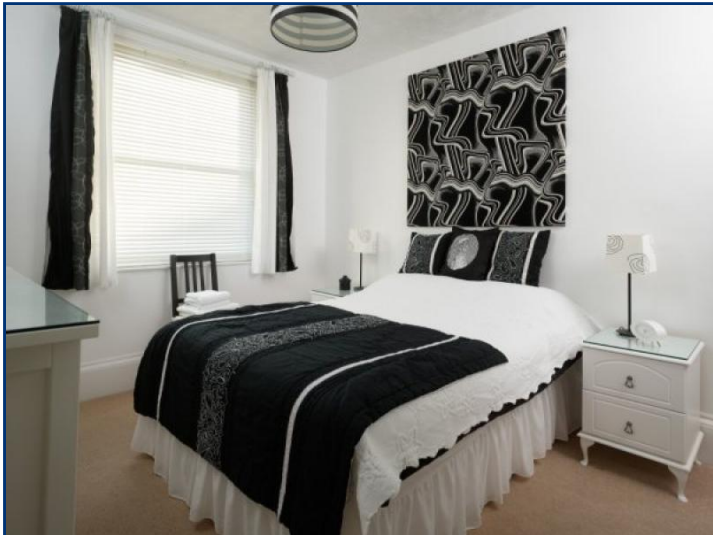
Superb master suite, with window to front offering some lovely views of the town and upper harbour, radiator, stunning bespoke handmade fitted furniture in Maple with Ebony detail, full length wardrobes with drawers. Under eaves storage and matching bedhead. En-Suite Luxury bath, window to rear, fully tiled, space for shower cubicle, his and hers circular basins and vanity units, WC, heated towel rail. Underfloor heating.

All Measurements

All Measurements are Approximate

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			