



HENDERSONS

CLARENCE PLACE

**6 CLARENCE PLACE, WHITBY**  
Auction Guide Price £220,000







## ABOUT THIS PROPERTY

Hendersons introduce 6 Clarence Place, an end-terraced cottage that boasts parking and courtyard garden! Located in the West Cliff area within the town, the location is perfect for accessing Whitby's many amenities and beautiful coastline on foot. Partially refurbished, there is a newly installed kitchen, cloakroom and bathroom however there are further works required to complete the property that would offer a buyer an opportunity to put their own stamp on a property. There is also potential to split in to two separate dwellings, a three-bed house and a lower ground, self-contained apartment (subject to planning). The main accommodation is entered via the lobby from the front, here you will be welcomed into the lounge that then leads in to the kitchen at the rear with fitted wall and base units with composite work surfaces and tiled splash backs. There is a cloakroom to the side of the kitchen with a downstairs W.C. Up the stairs to the first floor there are two double bedrooms and a house bathroom that comprises a bath with overhead shower, w.c and hand basin. Situated on the top floor is a good sized third bedroom has a double-glazed dormer window to the rear and a large single glazed window to the front overlooking the rooftops and out over the countryside. There is also a storage cupboard and under eaves storage space. Underneath the house there is a separate basement area with its own access via a door to the front accessed via some steps. There are two undercroft rooms which could be used for storage or further developed subject to permissions. Parking is to the front of the property there is a courtyard style area with a seating area and a designated parking area. Whether you are looking for a home or buy-2-let investment, this property certainly has potential! To arrange a viewing, call Hendersons today!



### *Key information about this property...*

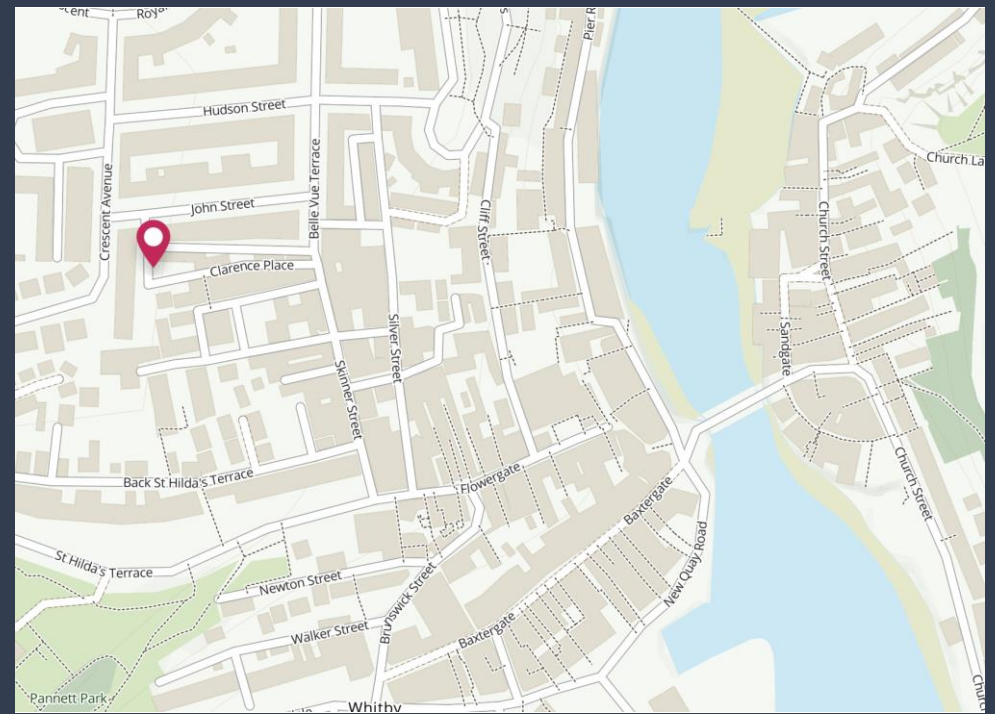
EPC Rating: E

Council Tax Band: D

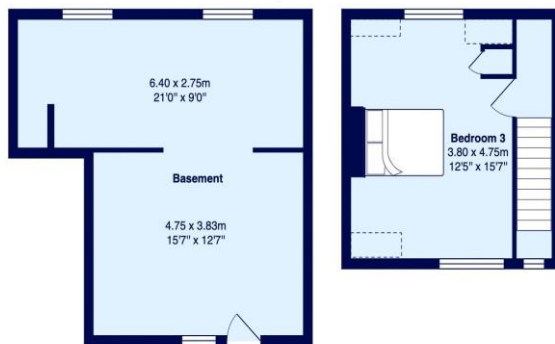
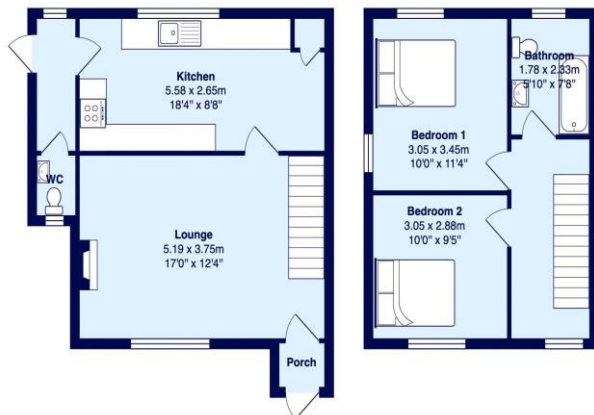
Property Tenure: Freehold

Property Reference: 5039

Services: All mains connected



**Want to book a viewing of this property call  
one of our property advisors on 01947 60 26 26  
Monday to Friday – 9am to 5.30pm  
Saturday – 9am to 4pm**



**All material is Copyrighted to Henderson Property Services (Yorkshire) Limited and must not be copied without written permission from Hendersons.**

Henderson Property Services (Yorkshire) Limited trading as Hendersons  
Registered in England and Wales at 21 Flowergate, Whitby, North Yorkshire YO21 3BA  
Company No: 09395331 VAT No: 208959178

**HENDERSONS**