

Mike  
**Dobson**



**11 Elgin Street**  
, Whitby, YO21 1PW

**£177,995**

# 11 Elgin Street

Nestled on Elgin Street in the charming coastal town of Whitby, this delightful end of terrace cottage boasts a rich history, being over 100 years old. Spanning four floors, the property offers a perfect blend of traditional character and modern convenience, making it an ideal choice for both a holiday home and a buy-to-let investment.

Upon entering, you are greeted by a stunning lounge featuring a bay window that floods the space with natural light, creating a warm and inviting atmosphere. The modern kitchen/diner is equipped with high gloss cabinets, providing a stylish and functional space for culinary pursuits and entertaining guests. The cottage comprises two generously sized double bedrooms, ensuring ample space for relaxation and comfort.

The spacious bathroom is thoughtfully designed, featuring both a bath and a separate shower, catering to all your bathing needs. The property is further enhanced by gas central heating, ensuring a cosy environment throughout the year.

Outside, a small sunny yard to the front offers a charming spot to enjoy the fresh air, perfect for morning coffee or evening relaxation. The location is superb, with the town centre and picturesque harbour just a short stroll away, allowing you to fully embrace the vibrant lifestyle that Whitby has to offer.

This property presents a unique opportunity to own a piece of history in a sought-after location, combining modern living with the allure of coastal life. Don't miss the chance to make this lovely cottage your own.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mdobson.co.uk](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>