



## LEE COTTAGE, BACK ST HILDA'S TERRACE, WHITBY

**A FORMER STONE COACH HOUSE TO THE GEORGIAN HOUSES IN ST HILDA'S TERRACE, LEE COTTAGE HAS BEEN EXTENDED AND DEVELOPED TO BECOME A LOVELY 3 BEDROOM HOME SET IN A WALLED GARDEN WITH AN ADDITIONAL STUDIO ANNEX. WITH A FABULOUS LOCATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE, YET AWAY FROM THE HUSTLE AND BUSTLE AND HAVING BOTH PARKING AND GARAGING, THIS PROPERTY DESERVES A CLOSER LOOK.**

### Accommodation:

Ground Floor: Entrance Hallway, Living Room, Breakfast Kitchen, Pantry, Utility. Study/ 3<sup>rd</sup> Bedroom, Shower Room, Walk-in Coats Cupboard. First Floor: Landing, 2 Double Bedrooms & Bathroom.

Annex: Bed-Sitting Room, Kitchenette & Bathroom.

Walled Gardens, Storage Shed, Potting Shed, Car Port. Double Garage and Driveway.

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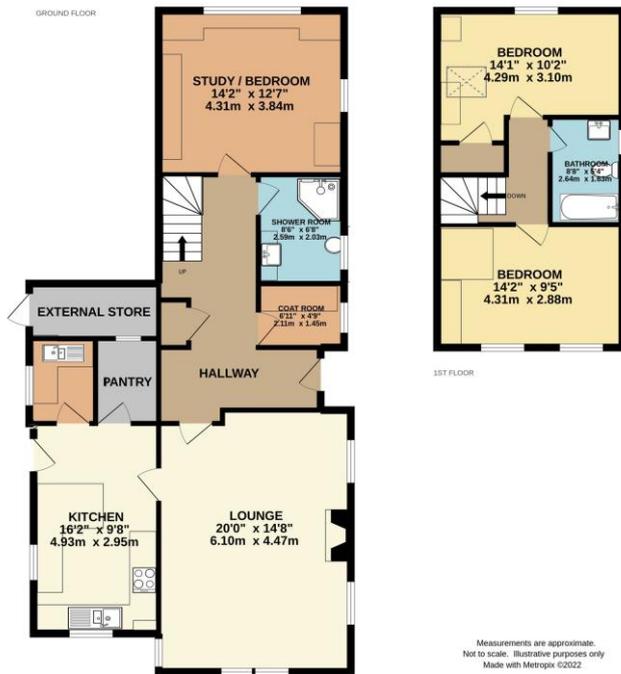
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## PARTICULARS OF SALE

Lee Cottage is built of stone under a mainly slated roof. The property has uPVC double glazing and was given a modern extension to the rear roughly 30 years ago.

The upgraded and extended accommodation stands in a walled garden and offers good quality flexible accommodation with 2 double bedrooms upstairs and a study which is a potential third double bedroom on the ground floor next to the shower wet room, should you need to live on the ground floor.

The gardens offer an oasis of green close to the town centre with gated driveway access from the side and a car port, but there is also a double garage and driveway parking beyond the wall. At the end of the garden is an annex which could be used for family or letting or could make a superb home office or studio.



A gate from the street opens to an alleyway running down the side of the house to the back garden and a door opens from this alleyway into...

**Hallway** – 'L' shaped, with built-in cupboard and a flight of stairs with a cupboard under leading to the first floor. From here doors open to...



**Living Room** – with windows to both sides and the rear overlooking the garden, the lounge has oak flooring and a focal point of a gas stove with a stone surround. There is also space for a formal dining table and chairs and a connecting door from here leads through to...



**Breakfast Kitchen** – with part glazed door to the side and windows to the side and rear, the kitchen is fitted with a range of shaker style modern kitchen cabinets including a peninsular breakfast bar, with integral microwave oven and hob. Further doors from here open to...



**Pantry:** a walk-in shelved store with a window to the rear.

**Utility:** with a window to the side, limited range of cabinets and positions for an automatic washing machine and tumble dryer.



**Shower Wet Room** – with window to the side, the shower wet room has been recently refitted with a luxury free draining floor, with shower unit and screen, plus a WC with cistern built into a vanity unit and a separate basin set in vanity unit. Pretty much fully tiled floors and a window to the side.



**Ground Floor Bedroom/Study** – a double bedroom and/or a home office, depending upon your needs, with a narrow arched window over the original carriage doors on the front of the building. The room is fitted with a suite of furniture including dressers with display shelving, desks and storage cupboards.

**Box Room / Walk-in Cupboard** – with a window to the side, this compact room offers useful storage or a small work space.

### First Floor

Stairs rise from the entrance hallway to a landing, with a Velux rooflight window facing to the side and a hatch to the loft in the ridge of the roof. From here doors open to...

**Bedroom 1** – a double bedroom with windows to the front and a Velux rooflight window to the side, having built-in wardrobes.

**Bathroom** – fitted with a pale coloured suite comprising a panel bath with mixer taps and shower hose, low flush WC and wash hand basin set in vanity unit, the bathroom has a window to the side, tiled walls and laminate flooring.



**Bedroom 2** – a double bedroom with 2 windows facing to the rear and built-in wardrobe cupboards, plus further storage cupboard over the stairwell.

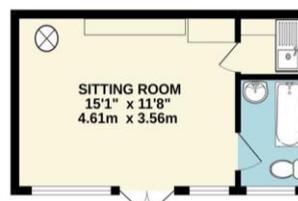
### Outside

The property enjoys an attractive walled garden to the rear, with areas including a pond, a rockery, patio and lawns with shrub borders. Within the garden is an extensive arrangement of outbuildings, including a timber summerhouse, a timber tool shed, a potting shed and a timber framed carport, with access from the driveway running down the outside of the garden plot.



### The Annex

The largest outbuilding is a garden room, being a former greenhouse that has been redeveloped into an annex to the principal accommodation of the house. The building has power, light, water, drains, gas including a direct flow gas heating boiler, but not central heating. There is an arrangement of PV solar panels on the roof.



THE ANNEX

**Bed-Sitting Room** - The space includes a bed sitting room with fold down double bed unit built-in, 2 windows and double doors to the garden. Solid fuel stove. Off this lies....



**Kitchenette** - with simple units and a sink the kitchen houses the gas fuelled direct water heater.



**Bathroom** - with a window facing onto the garden, fitted with a pale grey suite comprising a panel bath with shower over, pedestal wash basin and low flush WC.

### The Garages

On the opposite side of the driveway access, which is also a footpath leading to the properties beyond, lies a block paved yard area for turning and parking vehicles, giving access into the rear garden of the property where the carport stands.

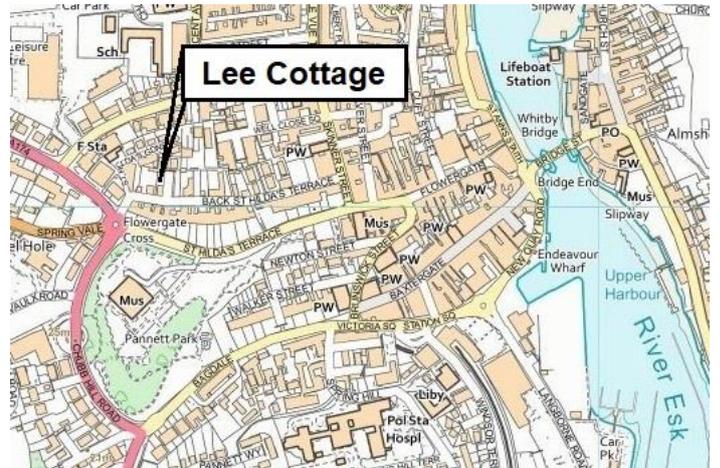


On the opposite side of this track lies a block of garages, the end pair of which make a **double garage**, being of brick construction with low pitched corrugated roofs.



## GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular 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 town centre drive away through Station Square, up Bagdale, along the south side of the park, turning right at the mini-roundabout onto Chubb Hill. At the top of Chubb Hill, go straight across the roundabout on the back Street of St Hilda's Terrace and as you round the corner Lee Cottage is the 5<sup>th</sup> Property on your left hand side marked by the Richardson and Smith for sale board. See also location plan.

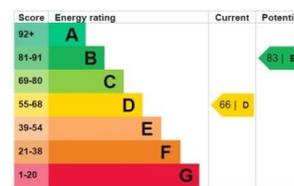
**Planning:** The property lies within Whitby's Conservation Area, controlled by Scarborough Borough Council. Tel 01722 232323.

**Services:** The cottage is connected to mains water, gas, electricity and drainage. Heating is provided in the house by a gas central heating boiler and the stove in the living room is also gas fuelled. The annex has photovoltaic solar panels and a solid fuel stove and a direct gas fuelled water heater.

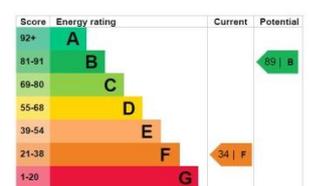
**Council Tax Banding:** The property is assessed as band D for Council Tax and therefore approx. £2,116 is payable for 2022-23. The annex is not banded separately. Scarborough Borough Council - Tel 01723 232323.

**Tenure:** Freehold

**Post Code:** YO21 3AE



Lee Cottage



The Annex

### 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.



Annex – Bed/Sitting Room



House - Bathroom



House – Bedroom 1



House - Kitchen



# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

