



RICHARDSON & SMITH

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DOLPHIN COTTAGE 1736 1 STAFFORDSHIRE PLACE, WHITBY



A GRADE II LISTED, 2 BEDROOM COTTAGE DATING FROM THE EARLY 18TH CENTURY THAT HAS BEEN MODERNISED AND REFURBISHED IN 2020 TO OFFER A SUPERB HOLIDAY LET/ BOLT HOLE IN A QUIET YARD CLOSE TO THE VERY CENTRE OF TOWN, IDEAL FOR SHOPS, PUBS AND RESTAURANTS. VIEWING IS HIGHLY RECOMMENDED.

Accommodation:

Ground Floor: Open-plan Living Room. First Floor: Double Bedroom and Shower Room.
Second Floor: Double / Twin Bedroom. Communal Yard.

Offers On £235,000

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There is sufficient space in the living room for seating and a dining table and chairs (included) as well as the kitchen units.

PARTICULARS OF SALE

Refurbished in 2020 to a high standard, Dolphin Cottage 1736 is a Grade II listed cottage, tucked away in a little-known yard, off Flowergate, on the west side of Whitby town centre. Even though it is as central as it is, the location is deceptively quiet.



In the far corner of the living room a tight winding staircase rises up to the first floor landing where there are doors to the master bedroom and shower room, before continuing up to the second bedroom on the second floor.



The half-glazed entrance door opens from the communal yard into the open plan living room with a beamed ceiling and an exposed stone wall opposite the door and window.



The master bedroom has a polished boarded floor and a wide window facing east into the communal yard. Painted in cool pastel tones, the bedroom has space for a wardrobe and drawer sets (included).



The kitchen units run in an L-shape down two sides of the room and include the usual integrated equipment and there is a storage and cloakroom cupboard under the stairs.



The shower room has a good finish with luxury vinyl flooring and a window to the front as well as an extractor fan.

Half tiled with white tiles and a dark grout, the shower suite includes a glazed shower cubicle, a low flush WC and a pedestal wash hand basin. Chrome ladder towel rail.



The winding staircase rises from the first floor landing directly up into the second bedroom on the second floor.



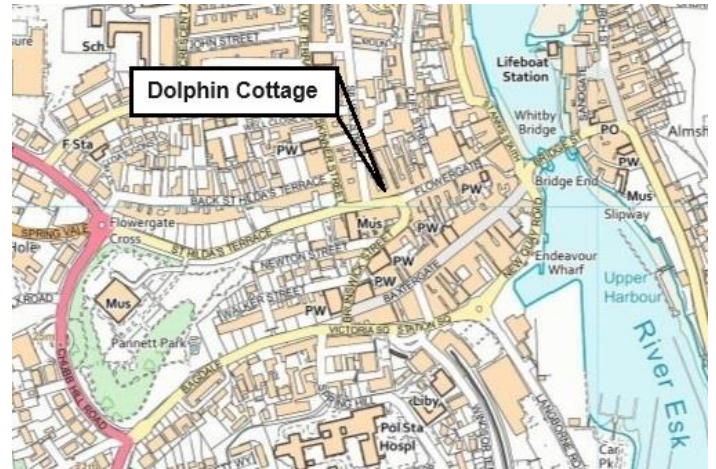
Set within the roof of the cottage, the second bedroom is presented with twin beds and furniture (included). It has a polished boarded floor with a broad dormer window overlooking the communal yard and a small hatch giving access to the eaves in the front of the roof.



The property is heated throughout by modern electric panel radiators with thermostats and timers.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property. The property is a holiday let and viewings will only be available on changeovers and during vacant weeks.



Directions: Staffordshire Place lies just off Flowergate in Whitby town centre, accessed via a narrow alleyway to the side of Bridgfords Estate Agents. See also location plan.

Method of Sale: The property is currently a holiday let, advertised through Host & Stay and is offered to include future bookings and contents.

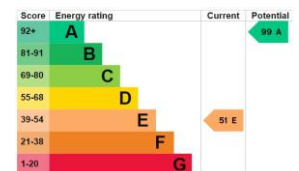
Services: The property is connected to mains water and electricity supplies, plus a connection to mains sewerage.

Planning: North Yorkshire Council. Tel 01723 232323. The property is Grade II listed and is in a Conservation Area.

Tenure: Leasehold with good title – 1,000 year term from 1639 & 1672.

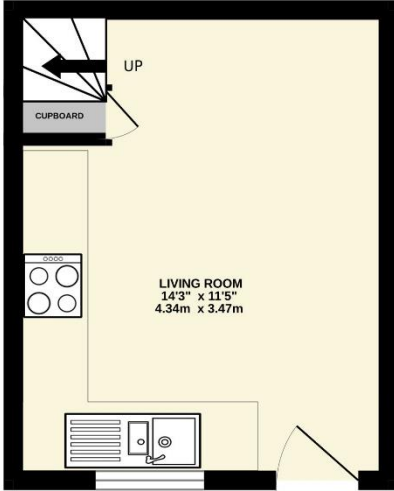
Local Taxation: The property has a rateable value of £2,400 per annum. The amount payable for 2024/5 would be approx. £1,198 before reliefs. North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 3BJ

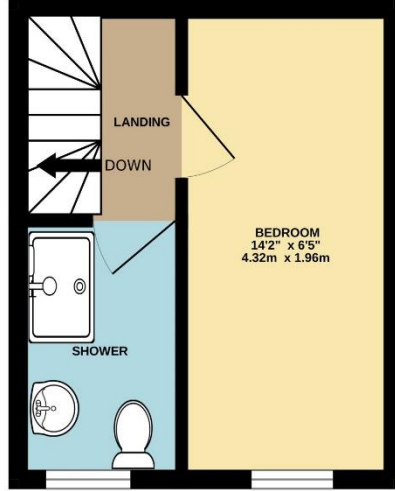


IMPORTANT NOTICE

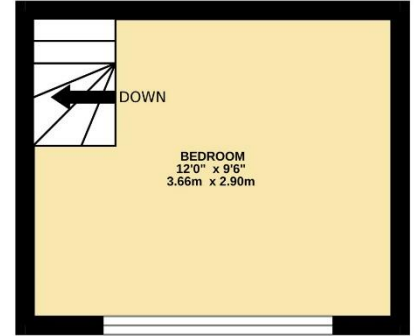
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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