

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

4 THE BOLTS, ROBIN HOODS BAY

Whitby 6 miles

(Distances are approximate)

Scarborough 16 miles



A SUBSTANTIAL 3 BEDROOM COTTAGE, SET IN THE LOWER VILLAGE OF ROBIN HOODS BAY, JUST YARDS FROM THE DOCK AND THE BEACH. IN NEED OF SOME UPGRADING THIS SPACIOUS SOUTH FACING COTTAGE COULD BE AN OUTSTANDING HOME OR INVESTMENT PROPERTY

Accommodation:

Ground Floor: Open Plan Lounge Kitchen; First Floor: Double Bedroom, Bathroom;
Second Floor: Double Bedroom, Single Bedroom

OFFERS ON: £370,000

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

Lying amongst the winding paths and alleyways of this picturesque old fishing village, 4 The Bolts sits in a glorious south facing position overlooking the beck and towards Fisherhead in this world renowned village. One of a small number of brick built cottages in the village, having been re-built in 1893, the cottage is now ready for the next step in its history following many years in the same family. Previously rented out on a long term basis the cottage does need some upgrading but offers generous accommodation over 3 floors. Within the cottage there are some features of the age including period range, and sash windows.

Situated in one of the quieter areas of the village, just behind the village store, yet only yards from the dock with its slipway onto the beach, 4 The Bolts is undoubtedly one to view whether looking for a cottage for permanent occupation, a second home getaway or a potentially lucrative investment property

From the path along The Bolts, a shallow step leads to the panelled part-glazed front door and into the:

Entrance Lobby: With staircase to the first floor and door into.....

Open Plan Lounge Kitchen: Having a central fireplace with period range, vinyl wood effect floor for ease of use, and sash window to the front.

The kitchen area range of basic units with laminated working surfaces and splash-backs, inset stainless steel sink unit, gas hob and integral oven, space for fridge and plumbing for an automatic washer.



First Floor

Landing: With panel doors, sash window to the rear, and staircase to the second floor. The gas central heating boiler is situated here

Double Bedroom: With period cast solid fuel fire within a central fireplace, picture rail and radiator. There is a recessed alcove, fitted cupboard and sash window to the front.



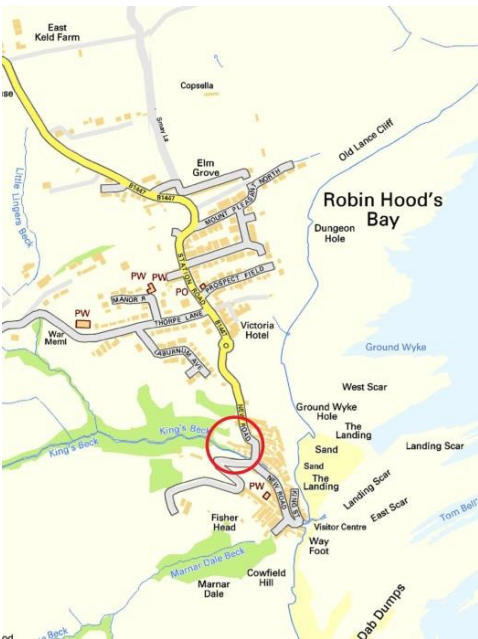
Bathroom: Having a basic white suite comprising large cast bath with thermostatic fitting, hand-basin and w.c. There is part tiling to the walls and sash window to the front.

Second Floor - Double Bedroom: Having exposed joists and purlins, radiator, large built-in walk-in wardrobe and dormer window to the front overlooking the beck to Fisherhead and across roof tops towards the sea.

Single Room: An L-shaped room that could hold 2 single beds. There is a radiator and large dormer window to the rear.



PLEASE NOTE – a small area of garden maybe available by separate negotiation to the front of the property.



GENERAL REMARKS, etc

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 Whitby, head out on the A171 towards Scarborough. Turn left onto the B1447 at Hawsker where signed down to Fylingthorpe and Robin Hoods Bay. We would advise parking in either of the public car parks and walking down the bank. Before going over the bridge there is an arched opening into The Bolts on the right and property is halfway along on the right

Planning: The property lies within a designated conservation area with this National Park village. North York Moors National Park. Tel: 01439 770657.

Tenure: The property is held on Lease for a term of 1000 years from the 29th April in the eighth year of the Reign of Queen Anne.

Services: The property is understood to be connected to mains water electricity gas and sewerage. .

Council Tax Banding: The property is graded band 'C' for Council Tax under North Yorkshire Council. Tel: 0300 1312131

Post Code: YO22 4SG

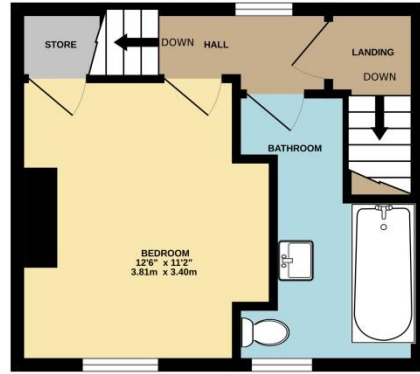
IMPORTANT NOTICE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



GROUND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.

TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.

