



RICHARDSON & SMITH

Chartered Surveyors

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THE CAPTAIN'S HIDEAWAY, 2A POPLAR ROW, WHITBY

Whitby Town Centre



A 3 BEDROOM COTTAGE WITH ACCOMMODATION SET OVER 5 FLOORS INCLUDING A ROOFTOP TERRACE GIVING VIEWS TO THE ABBEY RUINS AND SEA. RETAINING A FAIR AMOUNT OF ORIGINAL PERIOD DETAIL, THE PROPERTY IS SURPRISINGLY SPACIOUS WITH A PROPER DINING KITCHEN ON THE GROUND FLOOR AND A SEPARATE LOUNGE ABOVE.

Accommodation:

Ground Floor: Dining Kitchen, Inner Hallway, Bathroom. 1st Floor: Lounge.
2nd Floor: Master Bedroom with En-suite Shower, Separate WC. 3rd Floor: Double Bedroom.
4th Floor: Bedroom, En-Suite Shower Room, Rooftop Terrace. Outside: Yard & Storage Shed.

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PARTICULARS OF SALE

From the street, an L shaped alleyway leads to a gate into a private yard at the front of the house where a glazed entrance door opens into a lobby area with period staircase off and a walk-in understairs cupboard. This area opens into a dining kitchen with a gas stove, window into the yard and a modern range of cabinets with laminate worktops.



A doorway opens through into a lobby with a storage cupboard and a window into the yard plus a door into a ground floor bathroom with a modern white suite including a freestanding bath with low flush WC and basin.



1st Floor: The staircase rises to a landing with a window to the front and a door into the lounge. The lounge has original antique panelled wall with a feature fireplace and two recessed alcoves. Two windows to the front and ceiling cornice.



2nd Floor: The staircase rises from the first floor via a half-landing with a recessed cupboard, to a second floor landing with a window to the front, door to the bedroom and a door to a WC.

The master bedroom is a double with two windows to the front and an archway opening into a shower cubicle. The bedroom has a panelled wall including a period feature fireplace and two recessed cupboards, plus a beamed ceiling.



3rd Floor: from the landing a door opens into Bedroom 2 – a spacious family room with two windows facing to the front and a beamed ceiling.



4th Floor: An enclosed staircase rises up directly into Bedroom 3 – a double bedroom which has a recessed cupboard and an ensuite shower room.



Glazed double doors open out onto a rooftop terrace (20' x 5') with views to the sea and abbey, bounded by a parapet wall.



Outside

The front of the property is a private, enclosed yard with gated access from the alleyway back to St Hilda's Terrace. There is an outhouse with access from the yard and a separate outhouse facing onto the alleyway.

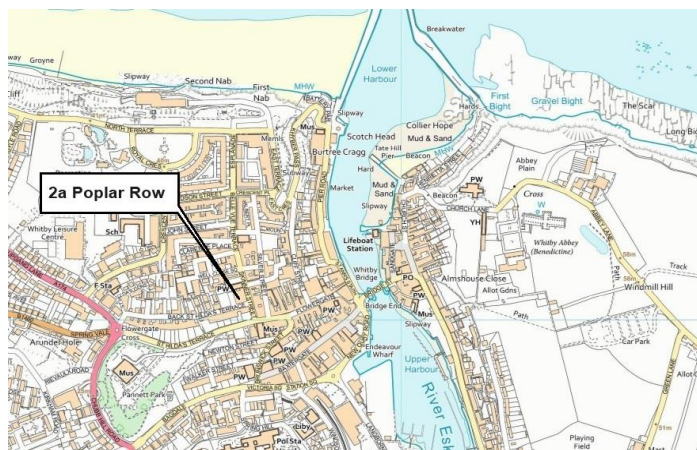


IMPORTANT NOTICE

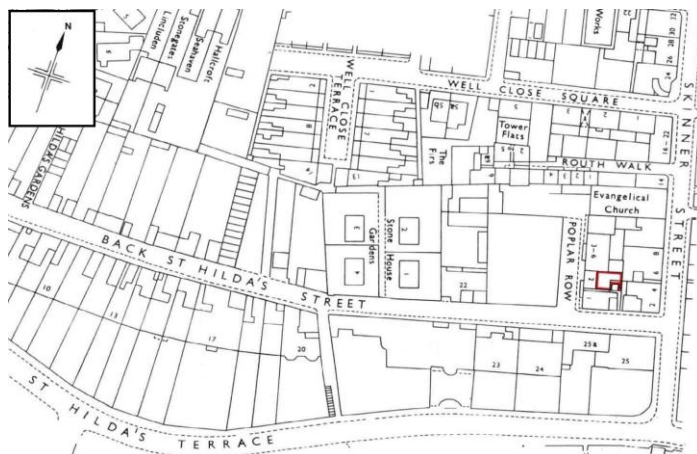
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any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

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.



Directions: The property lies on Poplar Row, just off the foot of St Hilda's Terrace, to the rear of Skinner Street. From Back Street St Hilda's Terrace a gate opens to an L-shaped alleyway across the front of Poplar Row leading to a gate into the property. See also location & boundary plans.



Method of Sale: The property is for sale as a holiday letting with existing bookings. It will include the basic contents (excluding personal items) and any forward bookings.

Services: The cottage is connected to mains water, electricity, gas and drainage. The central heating is via an electric storage heater in each room and on ground floor half landing.

Tenure: Freehold

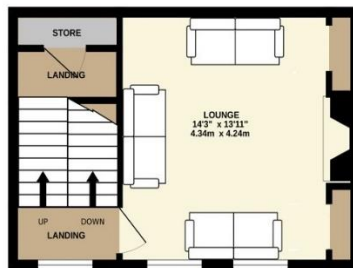
Local Taxation: The property is a commercial holiday let and has a rateable value of £2,400 making rates payable of approx. £1,198 for 2024/5. Reliefs of up to 100% are currently available. North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 3AF

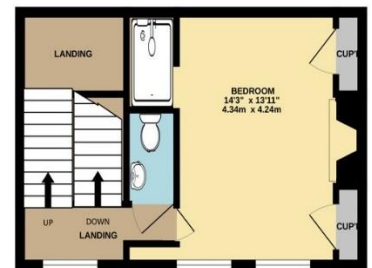
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



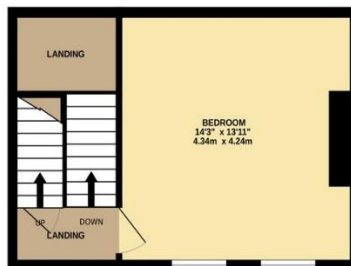
GROUND FLOOR



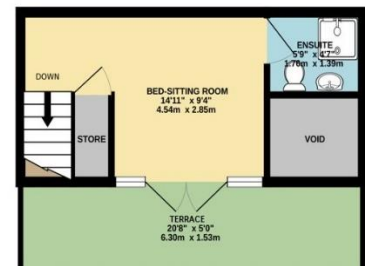
1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR

Measurements are approximate.
Not to scale. Illustrative purposes only
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