



RICHARDSON & SMITH

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ENDEAVOUR COTTAGE 2 HAYDOCK PLACE, WHITBY



A SPACIOUS 2 BEDROOM COTTAGE IN A QUIET GATED YARD CLOSE TO THE VERY CENTRE OF TOWN, IDEAL FOR SHOPS, PUBS AND RESTAURANTS. CURRENTLY A SUCCESSFUL HOLIDAY LETTING WITH A PROVEN RECORD VIEWING IS HIGHLY RECOMMENDED.

Accommodation:

Ground Floor: Kitchen, Separate Utility, Living Room.

First Floor: Two Double Bedrooms and Bathroom.

Offers On £270,000

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PARTICULARS OF SALE

Situated in a quiet yard just of Flowergate, one of the main shopping streets in Whitby and only yards from the harbour-side, Endeavour Cottage is the ideally situated and offers perfect holiday accommodation for the family.

The cottage is spacious with separate living room and kitchen diner, there is even a utility, whilst upstairs there are good-sized bedrooms, currently set up as a double and twin, with house bathroom, all with the benefit of gas central heating and uPVC double glazing. Whilst there is no formal outside space, Haydock Place is a gated yard which only serves the properties in it so creates spaces to use within this friendly community.

With a proven letting history this cottage is one to view.



The half-glazed entrance door opens from the communal yard into the open plan kitchen diner which has a range of modern base units and wall cupboards, with laminated working surfaces, inset sink unit and integral electric oven and induction hob, with stainless steel extractor hood over. There is space for a fridge and the gas central heating boiler is situated in the corner of the room.

Off the kitchen is the small utility where there is a dishwasher and plumbing for an automatic washing machine with further units, staircase to the first floor and opening to the living room.



The living room is again a spacious room with stripped and varnished floor, focal cast fireplace with Pine surround and window overlooking the yard.



In the corner of the kitchen a winding staircase rises up to the first floor landing where there are doors to the both bedrooms and bathroom.



The bathroom has a good finish with tiled flooring and an automatic light and an extractor fan.

There is full tiling to the walls, the white suite includes a panelled bath with thermostatic shower and screen over, a low flush WC and a pedestal wash hand basin. Chrome ladder towel rail

The master bedroom is a generous double room with some original stripped and varnished floorboards, with window to the front overlooking the yard.



The twin room again has some original floorboards and a window overlooking the yard.



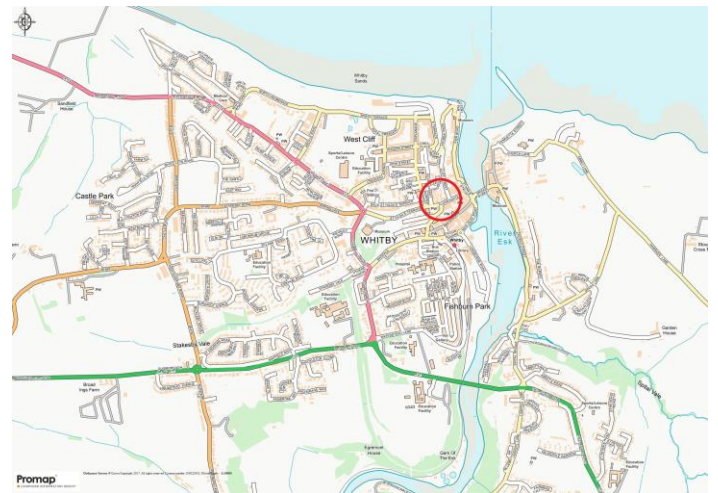
The loft has 2 Velux windows and is fully boarded and wired for power and lights.

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: Haydock Place lies just off Flowergate in Whitby town centre, accessed via a gated ginnel between No’s 31 and 32. See also location plan.



Method of Sale: The property is currently a holiday let, 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 0300 1312131. The property is in a Conservation Area.

Tenure: Freehold

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 0300 1312131.

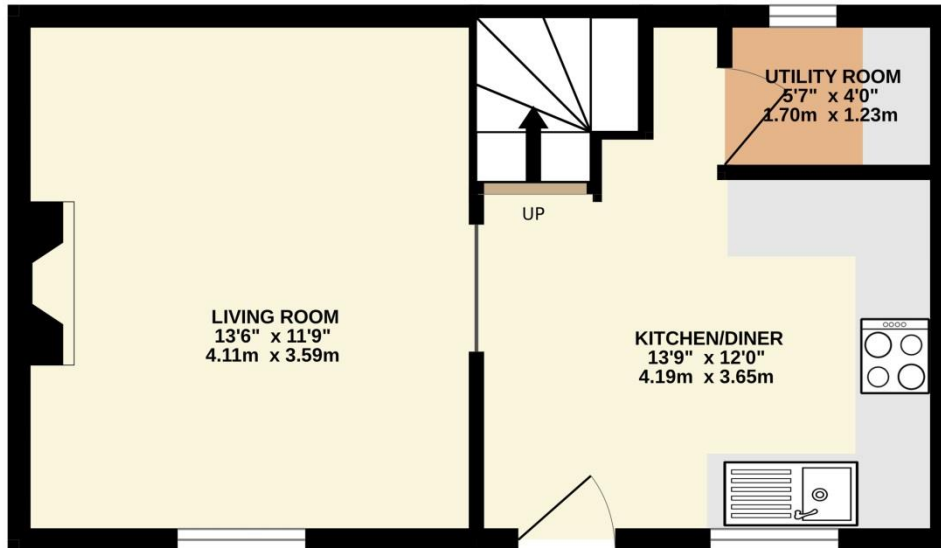
Post Code: YO21 3BW

IMPORTANT NOTICE

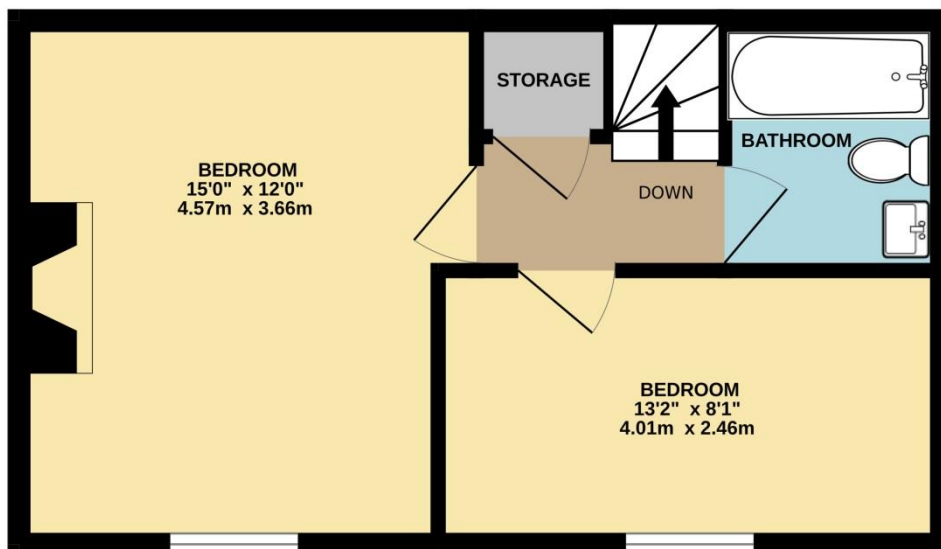
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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