



RICHARDSON & SMITH

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“DELFT COTTAGE” 9 SUNNY PLACE, ROBIN HOODS BAY

Whitby approx. 6 miles

Scarborough approx. 16 miles



A DELIGHTFUL GRADE II LISTED 2 BEDROOM COTTAGE IN THE CENTRE OF THIS WORLD RENOWNED COASTAL VILLAGE. BEAUTIFULLY PRESENTED THROUGHOUT THIS HIGHLY SUCCESSFUL COMMERCIAL HOLIDAY COTTAGE SHOULD BE HIGH ON THE LIST TO VIEW.

Accommodation:

Ground: Kitchen Lounge 1st Floor: Double Bedroom, Shower Room;
2nd Floor: Bedroom

GUIDE PRICE £295,000

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PARTICULARS OF SALE

Situated on one of the quieter streets in this world renowned village, Delft Cottage is a delightful and beautifully present holiday home which is ideally placed to take advantage of the quaint and charming nature of the village being within easy reach of the amenities and a short stroll to the slipway and the beach.

There are many original features as one would expect from a Grade II list cottage including open beamed ceilings, sash windows and cast fire grate as well as a nod to the modern world with gas central heating and a multi-fuel stove fitted for those cooler days

The cottage is currently used as a successful holiday let and is to be sold as a going concern with future bookings in place.



From the front, a painted wood entrance door opens into the lounge kitchen, with the lounge area have an exposed stone and brick fireplace with an inset multi-fuel stove, fitted cupboards to one alcove and staircase to first floor.

The kitchen area has bespoke Pine base and wall cupboards to one wall, with granite work surface, inset Belfast sink, integral oven and hob with tiled splash backs to the back wall.



1st Floor

Winding stairs from the lounge give access to the first floor.



To the front is a double room with sash window looking over the street, open beamed ceiling, cast fire grate and fitted wardrobe.

The shower room is to the rear of the cottage and has been upgraded with modern white suite including an oversized shower cubicle with electric shower, WC, hand basin and heated towel rail

Stairs from the landing lead up to a further twin room which has a fitted wardrobe and large Velux roof light.

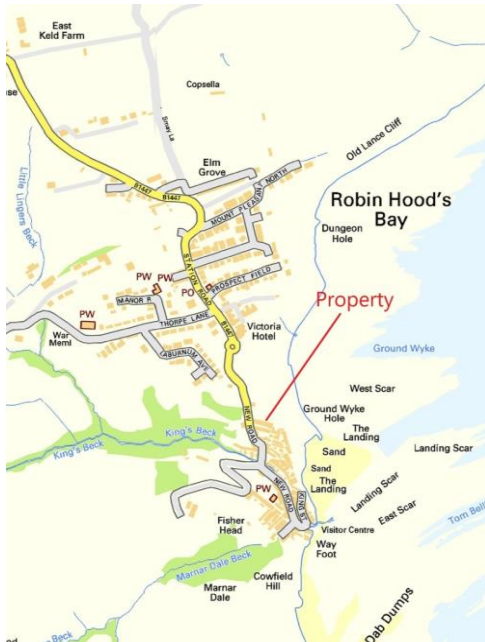


Outside

Although there is no outside space with the property the Vendors (as have many owners of properties in the area) have placed a small bench outside the front of the property to take advantage of its sunny position.

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 Whitby, head out on the A171 towards Scarborough. Turn left onto the B1447 at Hawsker where signed to Robin Hoods Bay. We would advise parking in either of the public car parks and walking down the bank. Before reaching the bridge turn left onto Chapel Street, immediately bearing left back up the small hill. Sunny Place is on the left hand side, being on the second row of terraces, towards the end on the right.

What3words: spare.sunbeam.edicts

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

Tenure & Method of Sale: The property is held freehold. Vacant possession will be provided on completion. The future bookings in place are expected to be honoured by the purchaser. Contents are available by separate negotiation.

Services: The property is understood to be connected to mains water, electricity, gas and sewerage. The gas boiler is situated in the bedroom

Business Rates / Council Tax: The property is a commercial holiday let and has a rateable value of £2,400. Reliefs of up to 100% are available. Similar cottages are band 'C' for council tax. North Yorkshire Council 0300 131 2131

EPC: Exempt as a listed building.

Post Code: YO22 4SA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E	45 E	
21-38	F		
1-20	G		





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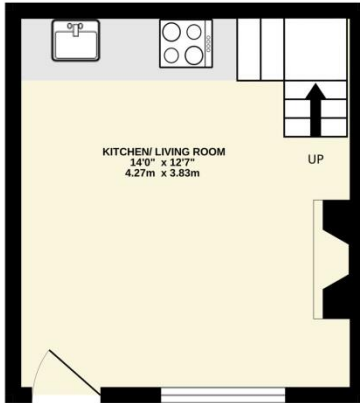
Chartered Surveyors

Auctioneers

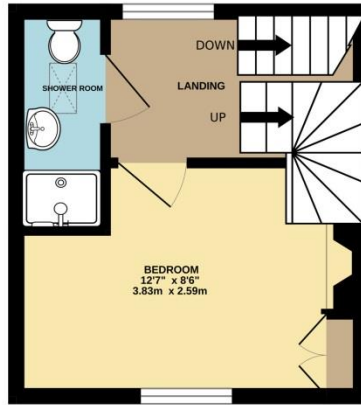
Valuers

Estate Agents

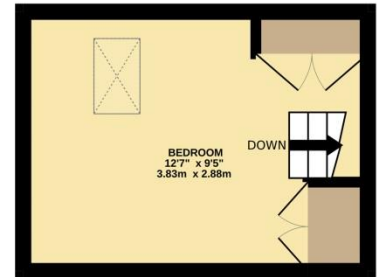
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.