



RICHARDSON & SMITH

Chartered Surveyors

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OCEAN COTTAGE, 4 BENSONS YARD CHURCH STREET, WHITBY



TUCKED AWAY IN AN OLD YARD OFF CHURCH STREET IN THE TOWN CENTRE, LIES OCEAN COTTAGE. FACING SOUTH AND CONSIDERABLY LARGER THAN MOST 2 BEDROOM COTTAGES IN THIS PART OF TOWN. THIS COMFORTABLE, COTTAGE WITH SEPARATE LOUNGE AND DINING KITCHEN REALLY DOES WANT TO BE VIEWED.

Ground: Kitchen/Diner. First Floor: Living Room. Second Floor: Landing, Double Bedroom, Bathroom.
Third Floor: Twin Bedroom. Externally: Former Wash House & Communal Yard.

Guide Price: £275,000

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PARTICULARS OF SALE

Many cottages are said to sit in the heart of the old town, but Ocean Cottage really is. Lying approximately half way up Church Street, between the Market Place and 199 Steps, it is perfectly located for access to the shops, restaurants and the beach at Tate Hill sands.

Many of the cottages on this historic part of the town are rather small and dark, but this one certainly isn't, with large, south facing windows to the front, it is very light. There is some nice character with exposed floorboards and beams in the family kitchen, as well as stained glass windows.

Having turned off Church Street into Bensons Yard, number 4 lies on your left hand side, just as it opens out. From here the part glazed stable door opens directly into...



Family Style Kitchen: 18'2 maximum 13'7 minimum x 13'5

As with many of these old cottages, the walls are by no means square, hence the slightly quirky dimensions! The kitchen itself has twin double glazed windows to the front, part panelled walls and exposed floorboards, as well as exposed woodwork and beam. The kitchen houses the staircase which rises up to the first floor, with a cupboard beneath and has a run of worktops with an inset, stainless steel sink unit and cupboards, drawers and space for appliances below. The kitchen provides an inset, stainless steel gas hob and a built-in electric oven. It has space for a washing machine, as well as a larder fridge. At the end of the worktop is a built-in cupboard which houses the gas boiler, providing the central heating and hot water.



First Floor:

The staircase from the kitchen rises directly into the...

Living Room: 13'7 minimum excluding staircase (18'8 maximum including stairs) x 13'1

Like the family kitchen below, the living room runs the full width of the property and has 2 double glazed windows to the front, south elevation, a radiator and houses the staircase to the second floor. In many cottages this room would have been divided to create a third bedroom, but the extra space here really is rather nice.



Second Floor:

The staircase from the living room rises directly to the second floor landing. This has a window to the rear and houses the enclosed staircase to the 'Crows Nest'. From here doors lead to...



Bedroom 1: 10'11 x 10'0 The main bedroom has a double glazed window to the front, a radiator and a built in cupboard beneath the stairs rising up to the third floor. There is a pedestal wash hand basin set in the corner, with a tiled splash back.

Bathroom: The bathroom has an attractive, stained glass, leaded light window to the front elevation, along with exposed floorboards, part panelled, part tiled walls and a radiator. The suite comprises a panel bath, with a shower screen and a Mira thermostatic shower over, a pedestal wash hand basin and a WC with a low level cistern.



Third Floor

The enclosed staircase from the second floor landing rises directly into the...



'Crows Nest': 17'0 into cupboard x 8'10 The second large bedroom has 2 double glazed dormer windows to the south elevation, looking out across the rooves of the east side of town. It has built in cupboards to the end, along with access to under eaves storage at the side. This room has a radiator and a pedestal wash hand basin with tiled splash back, set into the corner.

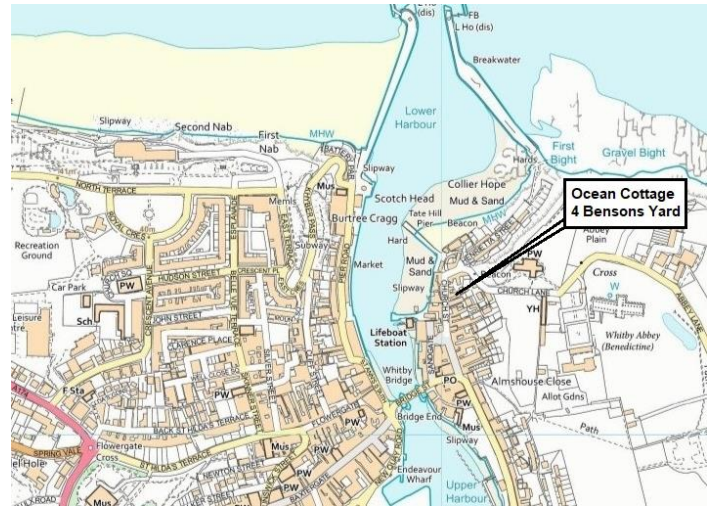
Outside

The communal yard runs across the front of the house, on the far side of which are a couple of flower beds which the current owners and the previous owners, have always maintained. Alongside this lies the...

Outhouse: 8'7 x 8'1 maximum, currently narrowing to 6'1 This really useful outhouse, which lies opposite the cottage in the yard, has a window to the front aspect, as well as light, power and water. It could therefore be used for a variety of uses, depending on what the new owners wish to do with it.

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 our offices, head along Baxtergate to the Swing Bridge and cross over to the east side of town. Take the second turning on your left onto Church Street and walk along this cobbled street past Monks Haven Tea Room and the Market Square on your left hand side and continue along past the old Post Office until the road narrows. Just beyond here is a doorway on your right hand side with a sign in it 'Bensons Yard'. Turn right up here and follow underneath the houses into the yard. Where it opens out, number 4, 'Ocean Cottage' is almost immediately on your left hand side, readily identifiable by the front door.

Services: The property is understood to be connected to mains water, gas, electricity and drainage. Central heating and hot water are provided by wall mounted gas boiler located in the kitchen.

Business Rates: The property pays business rates rather than council tax because it is currently used as a holiday let. The rateable value is £2,400 per annum which means that the rates payable for 2024/5 are £1,198 before any reliefs are applied. Reliefs of up to 100% are allowed for small business relief. North Yorkshire Council. Tel 01723 232323.

Tenure: The property is held on long leasehold title with the residual term of a 1,000 year lease granted in 1637.

Post Code: YO22 4DQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	69
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

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.



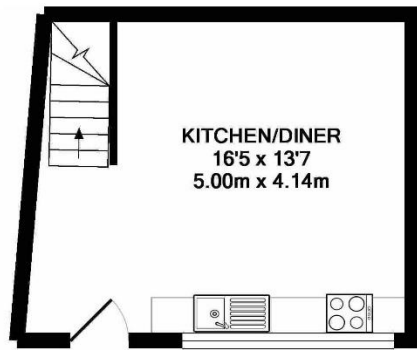
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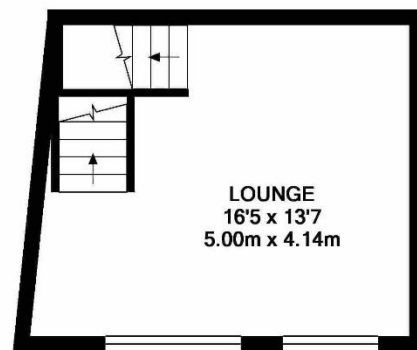
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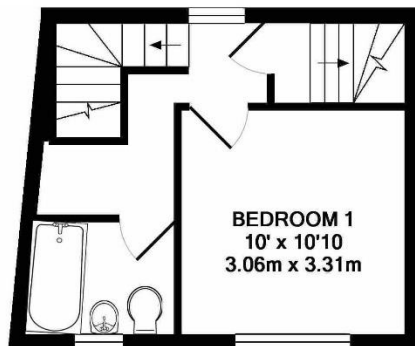
Estate Agents



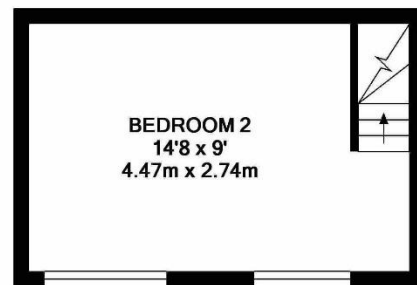
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

TOTAL APPROX. FLOOR AREA 828 SQ.FT. (77.0 SQ.M.)

