



RICHARDSON & SMITH

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QUAYSIDE COTTAGE, SANDSEND

Whitby approx. 3 miles



A 5 BEDROOM SEAFRONT HOME, IN ONE OF THE FINEST COASTAL VILLAGES. JUST YARDS FROM THE BEACH WITH PARKING.

Accommodation:

Ground Floor: Glass Entrance Porch, Hallway, Living Room, Dining Room, Kitchen, Utility, W.C.

First Floor: 2 Double Bedrooms, one with ensuite bathroom, Twin Room, Bathroom, W.C

Second Floor: 2 Twin Bedrooms.

Guide Price: £650,000

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PARTICULARS OF SALE

Quayside Sandsend is a spacious property sleeping 10, just a few steps from the sandy beach recently crowned by the Times as the best in the North of England. This cottage benefits from gas central heating, and a log burner. It also has a parking space for one vehicle and large bedrooms. Just a short walk from pubs, cafes, shops and restaurants and has bus connections to Whitby and surrounding villages.

This cottage is also a popular holiday rental with a high rental income of £56,750 per annum and can be sold with contents and forward bookings.

The accommodation comprises:

Glazed entrance porch: with coat/ beach equipment storage which leads into...

Breakfast Kitchen: Fitted with a suite of attractive base cabinets and a new range style cooker and dishwasher. From the kitchen it leads into...



Utility room: with washer, dryer, large fridge freezer and storage shelving.

Inner Hallway: leading to ground floor WC.



Dining room: With a large window, and a substantial sideboard this dining room offers seating for up to 10 people. The dining room then leads into the...



Lounge: A spacious room to the front of the property with large double glazed windows overlooking the beach. There is a window seat, wood burning stove fireplace and the original wood flooring.

First Floor



Master Bedroom: offering its own ensuite bathroom with a bath, shower, wash basin and WC.



Front Bedroom: A double bedroom with a free standing wash basin and large windows offer fantastic views of the beach.



Twin Bedroom: A double room with two single beds and a wash basin.

Separate First Floor WC

House Bathroom: Having a white suite comprising pedestal hand basin, WC and large shower. There is tiling to the floor and partial tiling to the walls.



Second Floor

Offering two further twin rooms, both with wash basins and Velux windows looking over to the beach.



Outside

Outside there is driveway parking for one car and a front graveled area.

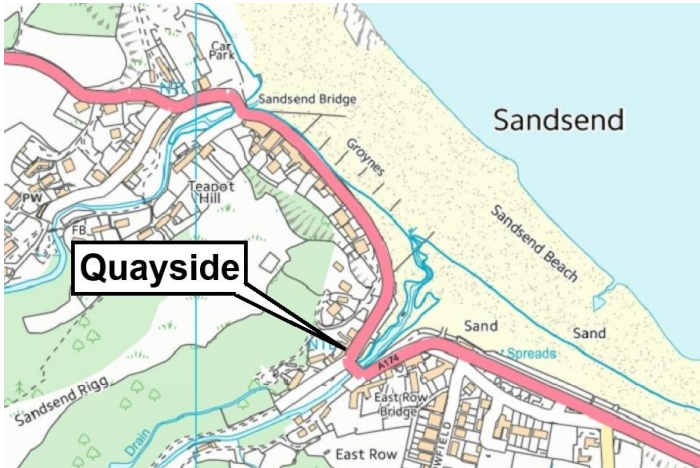


GENERAL REMARKS AND STIPULATIONS

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 take the A171 coast road to Sandsend, pass through the village past the pub and over the bridge and the cottage is immediately on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





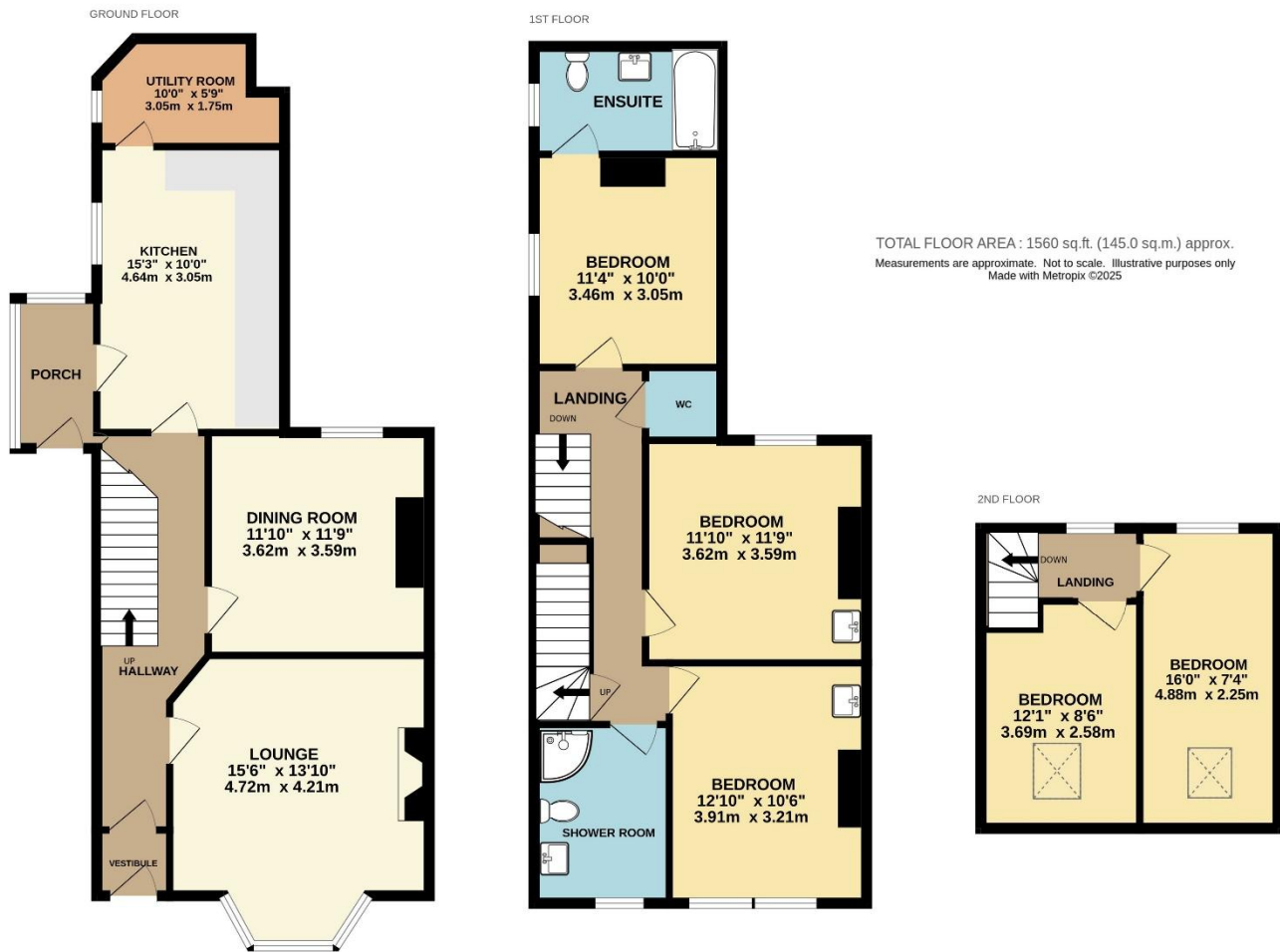
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Sandsend: One of the most popular coastal villages near Whitby. Image from stock photos.

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.