

RICHARDSON & SMITH

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CHAPEL STEPS COTTAGE 102 CHURCH STREET, WHITBY



AN EXTENDED DORMER BUNGALOW OFFERING 2 LARGE, DOUBLE EN-SUITE BEDROOMS, A LARGE SITTING ROOM AND A WELL-APPOINTED DINING KITCHEN. SET IN AN ELEVATED POSITION JUST OFF THE COBBLED PART OF CHURCH STREET IN THE HEART OF THE TOWN, THE PROPERTY IS CONVENIENT FOR AMENITIES YET SURPRISINGLY TRANQUIL.

Accommodation:

Lounge, Dining Kitchen, Double Bedroom, En-Suite Bathroom.

1st Floor: Twin Bedroom, En-Suite Shower Room.

Patio to front. Yard to rear with Shed

OFFERS ON: £295,000

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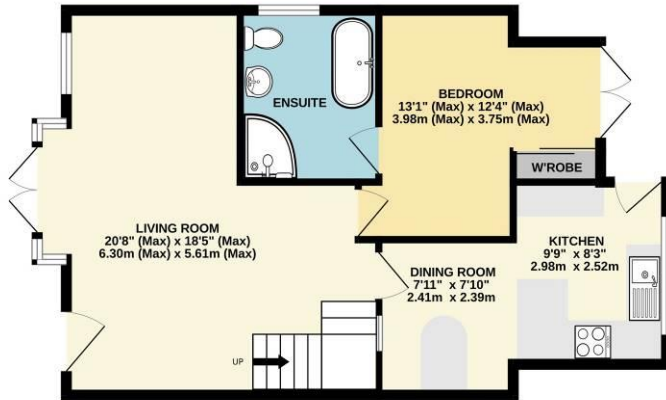


Partners: Robert C Smith

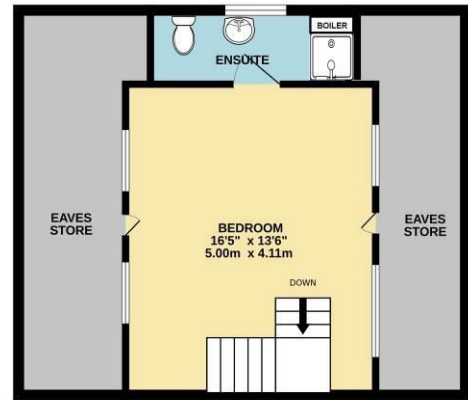
Ian K Halley FRICS

James EJ Smith MRICS FNAEA

GROUND FLOOR



1ST FLOOR



PARTICULARS OF SALE

A semi-detached dormer bungalow, Chapel Steps Cottage was built on the site of a former Wesleyan Chapel, at the top of a long flight of stone steps off the cobbled part of Church Street in Whitby's town centre. The location is very central, handy for the amenities of the town including bars, shops and restaurants, as well as for the beach at Tate Hill. The position is set well above the busy street however and is superbly tranquil given how close it is to 'the action'.



From the paved patio at the front of the property, a part glazed door opens into a large L-shaped lounge running across the whole of the front of the house, including a square bay window with glazed double doors opening out to the front. A staircase rises to the first floor and a half-glazed door opens to the master bedroom. A further internal door opens to the kitchen diner.



The kitchen dining room is two interconnecting rooms joined by a broad archway, with a wide window and a half-glazed door opening into the rear yard. There is an extensive arrangement of oak fronted cabinets with laminated worktops and integrated equipment including an oven, a hob, concealed cooker hood, a fridge, freezer, washing machine, tumble dryer, etc.



The master bedroom suite lies on the ground floor and comprises an L shaped double bedroom with a dressing area with built in wardrobe and glazed double doors opening into the rear yard. The ensuite bathroom is generously proportioned and has a modern white suite comprising a quadrant shower cubicle, basin and WC plus a double ended bath.

1st Floor

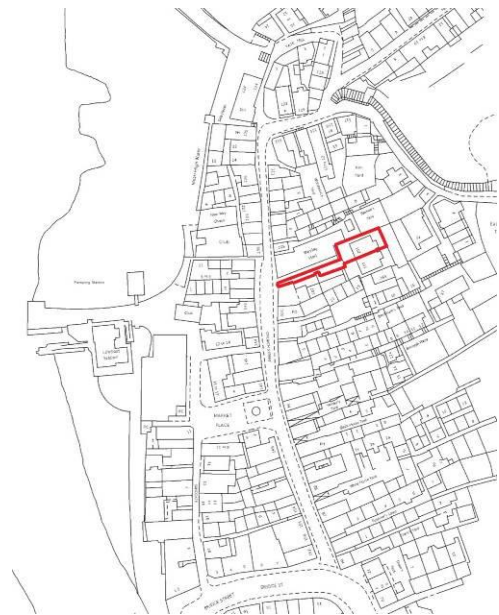
From the lounge an L shaped staircase rises directly up into a large twin bedroom on the first floor with 2 dormer windows facing to the front and 2 further dormer windows facing to the rear. Hatches open to eaves storage voids at the front and rear and a connecting door leads into an ensuite shower room.



The shower room has a WC, a basin and a step in shower cubicle, plus a window set in the gable facing to the side.

The property enjoys rooftop views over the town centre and faces west. This affords a great aspect for afternoon and evening sunshine on the paved patio at the front which is openly accessible from the lounge via the double doors. A path leads down the side of the building to the rear where there is a yard with a storage shed with power connected. There is a raised deck above the shed.





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.

Method of Sale: The property is offered for sale by negotiation. The property is currently a holiday let, but should have vacant possession by the time of completion. The property is available to include all contents, save for some personal items the vendors may wish to retain, to be confirmed.

Directions: Church Street is the road linking St Mary's Church / Whitby Abbey, on Whitby's east side, and the town centre. Chapel Steps Cottage lies off the cobbled part of this street, set at the top of a tall flight of steps lying adjacent to The Wesley Hall (Albert's Eatery). See also location plan.

Services: The property is connected to mains water, electric, gas and sewerage. Heating and hot water are provided from a gas boiler.

Business Rates: As a commercial holiday let the property is assessed with a ratable value of £2,400 per annum, meaning approx. £1,198 is payable for 2023/4. Reliefs of up to 100% are currently available. North Yorkshire Council. Tel: 01723 232323.

Tenure: Freehold

Post Code: YO22 4DE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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