

LOBSTER POT COTTAGE

25 CLIFF STREET, WHITBY,
NORTH YORKSHIRE,
YO21 3DD



Guide Price £355,000

25 Cliff Street, Whitby

Nestled just off Flowergate on one of Whitby's oldest and most charming streets, and a stone's throw from the historic Old Court House, you'll find the delightful Lobster Pot Cottage on Cliff Street. Deriving its name from a site once used by fishermen to store their nets and lobster pots, it offers a perfect blend of history and modern convenience. The cottage's central location allows for easy access to all of the amenities Whitby has to offer and can be very easily explored on foot.

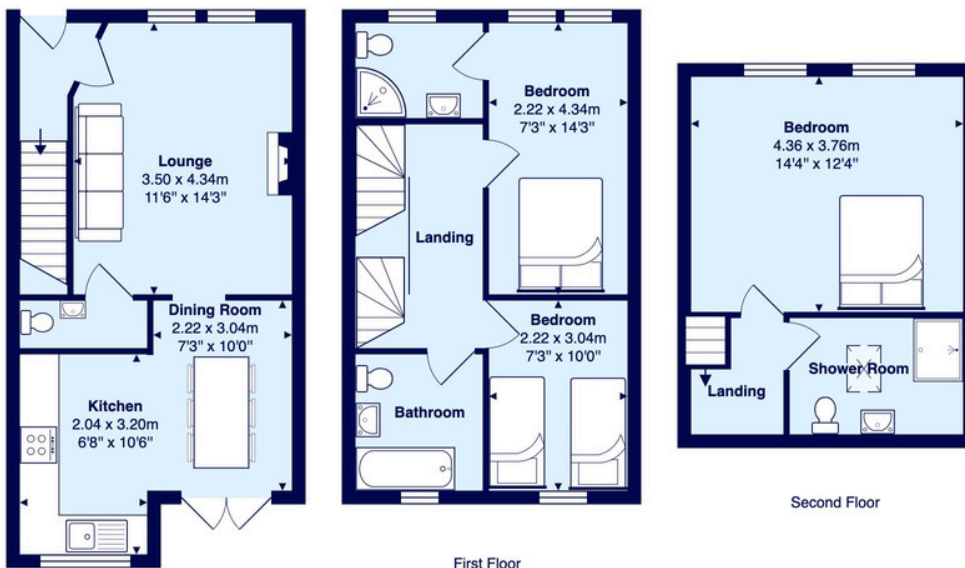
The spacious open-plan design of the ground floor welcomes you into a generous lounge area with beamed ceilings featuring an electric fire place. The kitchen is very well equipped, modern and stylish, with integrated appliances including a dishwasher, fridge freezer, washing machine and electric oven with gas hob. The current owners have recently updated the cabinetry and replaced the porcelain floor tiles giving a really fresh appeal. The dining area offers a really social aspect and has views on to the pretty courtyard garden accessed via french doors. Again, tasteful, low maintenance flooring features. A convenient downstairs toilet with WC and wash basin is located on this floor.

The first floor hosts a spacious double bedroom complete with an ensuite bathroom featuring WC, washbasin, and corner shower. There is a further bedroom, currently utilised as a twin and a house bathroom, equipped with a full-size bath and shower over, WC, and wash basin to this floor. To the top floor there is a king sized bedroom, where stunning views across the pan-tiled rooftops to St. Mary's Church on the East Cliff are offered. A sizeable ensuite bathroom with a shower, WC, and wash basin completes this floor. A true rarity in the centre of town is the rear courtyard garden that Lobster Pot Cottage enjoys with ample space for seating to enjoy the warmer months from.

Currently utilised as a holiday let Lobster Pot Cottage is an ideal investment property but could equally serve very well as a permanent home for those seeking modern comfort in a historically rich and picturesque setting. Heated via gas central heating on a modern Combi boiler. Timber framed double glazing also features.

Contents are available as a separate negotiation.

The current owner has an informal agreement to use a near-by private parking space



Ground Floor

First Floor

Second Floor

All measurements are approximate and for display purposes only
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Useful Information

- Tenure: Freehold
- Council Tax Band : Business Rated
- EPC Rating:: TBC
- All mains services connected

Gallery

LOBSTER POT COTTAGE



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