

HENDERSONS



7 (THE COTTAGE), WARDS YARD, BAXTERGATE, WHITBY
Guide Price £235,000



ABOUT THIS PROPERTY

Henderson's introduce The Cottage, a quintessential Grade II listed cottage found tucked away down one of Whitby's many yards. This one certainly ticks all the boxes when it comes to a traditional Whitby cottage with its masses of period features, a charming yard location and quirky layout.

Built in 1750, once inside the interior possesses a quirky old world charm with many original features such as exposed beams and sash windows that are combined with modern amenities such as electric WiFi operated heating.

Stepping into the open-plan living room/kitchen/diner, the room is well proportioned and boasts a log burning stove, a well equipped kitchen and dining space. Up the stairs to the first floor is a double bedroom and a contemporary bathroom that includes a white three piece suite and stylish wainscoting panelling. A second double bedroom is found to the third floor and is a typical attic bedroom with an apex sloping roof. Please note, this room does have limited head height.

Wards Yard is found in the very centre of Whitby and can be accessed from both Baxtergate and New Quay Road, being only meters from shops, pubs and the harbour there is a lot on offer for guests or residents with its prime location. Offered as a holiday let with on going bookings and contents negotiable, the property would also make a lovely home or coastal bolt hole.

To arrange a viewing, call Hendersons the sole agents today!



Key information about this property...

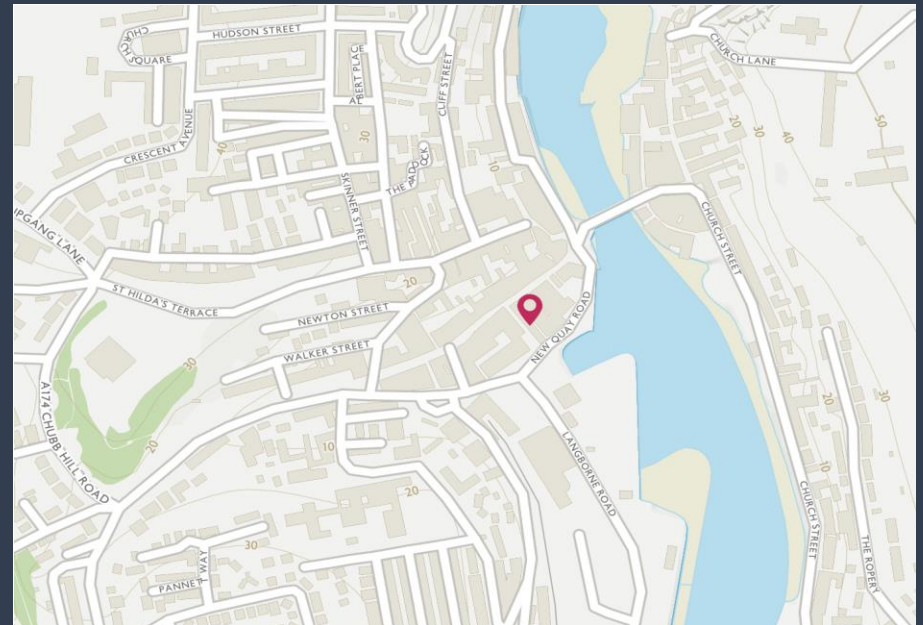
EPC Rating: N/A-Grade II listing exemption

Council Tax Band: NA

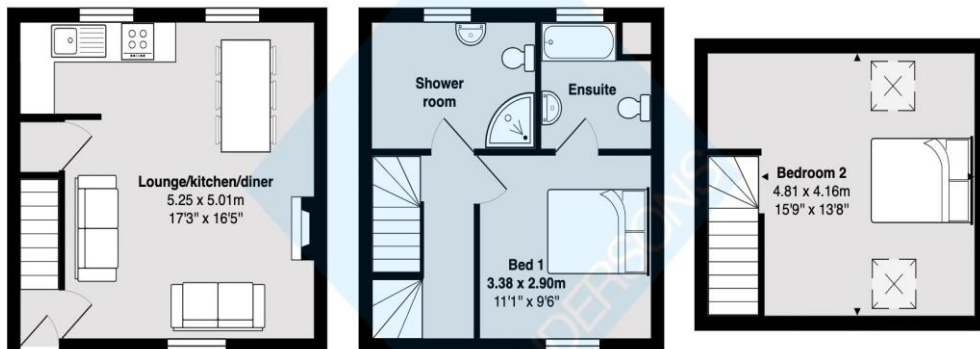
Property Tenure: Freehold

Property Reference: 4167

Services: All mains connected (Electric heating)



**Want to book a viewing of this property call one of our property advisors on 01947 60 26 26
Monday to Friday – 9am to 5.30pm
Saturday – 9am to 4pm**



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