



01947 601301

SAMPHIRE COTTAGE, SILVER STREET

2 BED MAISONETTE



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PROPERTY FEATURES

- Modern Apartment within a Victorian Building
- Open Plan Living Room & Kitchen with Integrated Appliances
- Upside Down Layout with Bedrooms Downstairs
- 2 Bedrooms & Modern Shower Room
- Gas Central Heating & Double-Glazing
- Private Entrance & Outside Storage Area
- Fully Furnished Holiday Let with Bookings
- 999 Year Lease with a Share of the Freehold

Type: **MAISONETTE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Tenure: **LEASEHOLD**

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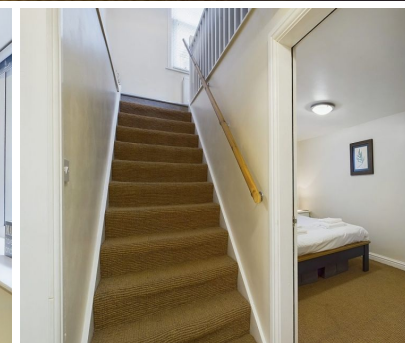
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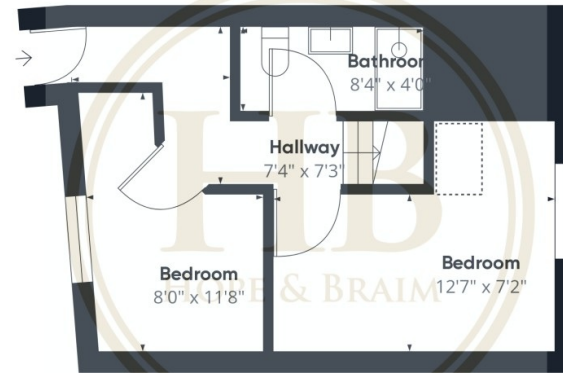
SAMPHIRE COTTAGE, SILVER STREET- 2 bed Maisonette -£175,000



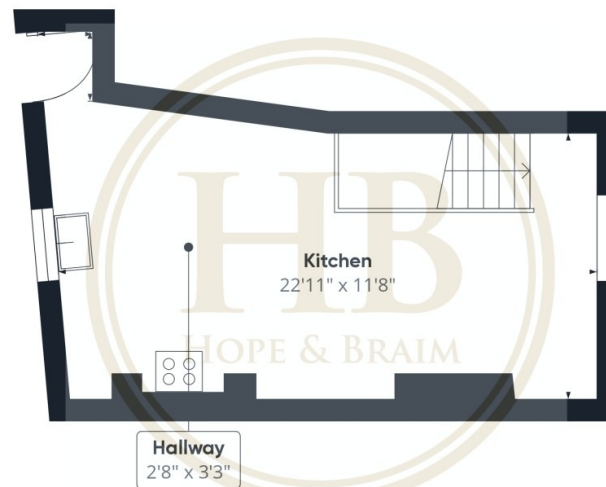
Hope & Braim are delighted to present Sapphire Cottage on Silver Street in Whitby. This modern apartment is part of a conversion of a Victorian Building that is in the centre of town and is currently let out as holiday accommodation. There is an upside-down layout with the living accommodation on the ground floor and the bedrooms below. The apartment has been very well-maintained with the benefit of having gas central heating, double-glazing and being in excellent decorative condition. The living space is open plan with a dual aspect and having a lounge area with a sofa and TV plus a fitted kitchen with integrated appliances and space for a dining table. Downstairs there are two bedrooms, both with windows and comprising a double and a single with a modern shower room having a three-piece suite. There is an entrance door on this level that leads out to an outside area that is used as a bin store and offers more space for storage. The property has been used as a holiday home for the family who own it and when not in use has been a holiday let and will be offered fully furnished, making this an attractive buy-to-let investment.



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Floor 0




Floor 1

Approximate total area⁽¹⁾
529.91 ft²


Reduced headroom
6.81 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
101-151	B		
82-100	C		
63-81	D		
43-62	E		
23-42	F		
1-22	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

