

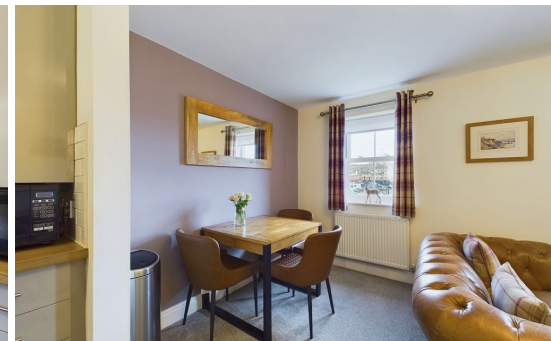


01947 601301



## 3 RAILWAY COTTAGES, WHITBY

2 BED COTTAGE



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## PROPERTY FEATURES

- Terraced Cottage with Parking & a Garden
- Beautifully Presented with Modern Fixtures & Fittings
- Open Plan Living with High Gloss Kitchen
- 2 Bedrooms, Modern Shower Room & WC
- Gas Central Heating & Double-Glazing Throughout
- Allocated Parking for 1 Car & Private Garden
- Short Walk from the Town Centre & Harbourside
- Currently a Successful Holiday Let that can come Furnished by Negotiation

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

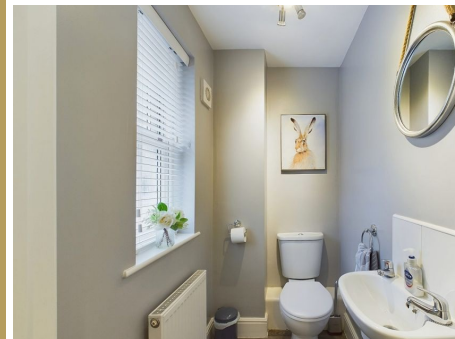
Parking: **ALLOCATED PARKING**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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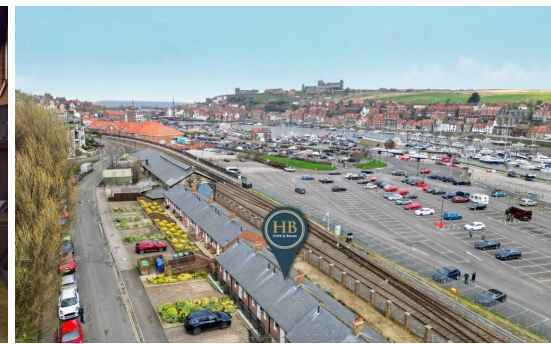
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3 RAILWAY COTTAGES, WHITBY- 2 bed Cottage -£285,000



Hope & Braim are delighted to present Hudson Cottage in Whitby to the market. This railway cottage is the perfect holiday let investment and is beautifully presented and has the benefit of private parking and a garden. Built-in 2009 these terraced cottages were designed to look like railway cottages so to be in keeping with the location, which is on the sidings of the NYM steam railway line, that runs between Whitby and Pickering. The cottages layout is upside down, with the living accommodation being upstairs to make the most of the Harbour views, and the bedrooms and bathroom are downstairs. The living accommodation comprises an open plan lounge/diner with a fully fitted kitchen that has integrated appliances, and there is a separate WC off the spacious hall. Downstairs there are two bedrooms, comprising a double that has a door onto the rear terrace and a twin and a modern bathroom suite. To the front of the cottage is an allocated parking space for one vehicle and to the rear is a terrace with a lawned garden. There is a management charge of £45 per month that covers the maintenance of the communal pathways & shrubs at the front, window cleaning and grass-cutting of the private gardens to the rear. The cottage is currently a successful holiday let and can be sold fully furnished, which makes this an attractive buy-to-let investment.



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
586.25 ft<sup>2</sup>

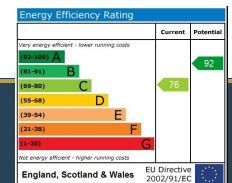
Reduced headroom  
11.44 ft<sup>2</sup>

(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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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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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.

