

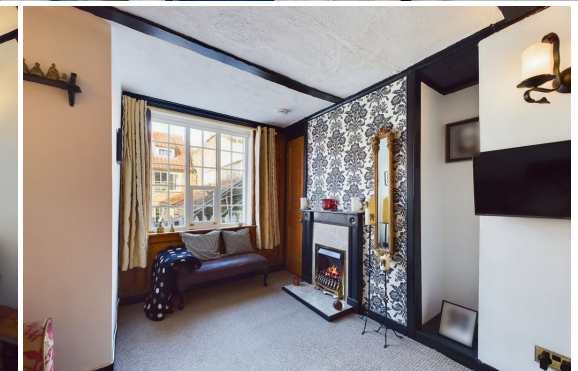


01947 601301



WHALERS COTTAGE, BLACKBURNS YARD

2 BED COTTAGE



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PROPERTY FEATURES

- Charming Cottage within an Historic Yard
- Period Features including Beamed Ceilings
- 4 Floors of Accommodation & a Private Terrace
- Kitchen/Diner & Separate Lounge with Fireplace
- 2 Double Bedrooms & Modern Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Located in the Heart of Whitby's Old Town
- Grade II Listed Property within a Conservation Area

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **2**
Outside Space: **TERRACE**
Tenure: **FREEHOLD**

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WHALERS COTTAGE, BLACKBURNS YARD - 2 bed Cottage - £279,950



Hope & Braim are delighted to present Whalers Cottage on Blackburns Yard in Whitby to the market. This charming cottage is full of character and has a private outside terrace on arguably the prettiest of Whitby's historic yards. The property has been very well maintained and does benefit from having gas central heating and double-glazing. There are four floors of accommodation with period features throughout including beamed ceilings, original paneled doors, and a corkscrew staircase. Downstairs there is an open plan kitchen/diner with an attractive exposed brick inglenook a feature along with a fitted kitchen and ceramic Belfast sink, plus ample room for a dining table. On the first floor there is a lounge the full depth of the property with a cosy gas fire and a large sash window that overlooks the yard. Over the top floors there are two bedrooms comprising a double and a twin and a modern bathroom suite. Outside there is a private terrace with room for a bistro set that is shielded from the yard by a stable door and there is additional storage tucked under the outside steps. Blackburns Yard is an open yard that enjoys a south-facing aspect so is much brighter than most yards off Church Street making it popular with residents and holiday makers alike.



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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.