



01947 601301



LEE COTTAGE, BACK
OF ST.HILDA'S,
WHITBY

3 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with Walled Garden & Annex
- Lounge with Fireplace & Wood Burning Stove
- Breakfast Kitchen with High-Gloss Cabinets & Integrated Appliances
- 3 Double Bedrooms & 2 Bathrooms
- Gas Central Heating, Solar Panels & Double-Glazing Throughout
- Large Garden with Patio & Parking
- Annexe with Pull-down Bed & Bathroom
- Close to the Town Centre & Pannett Park

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **1**

Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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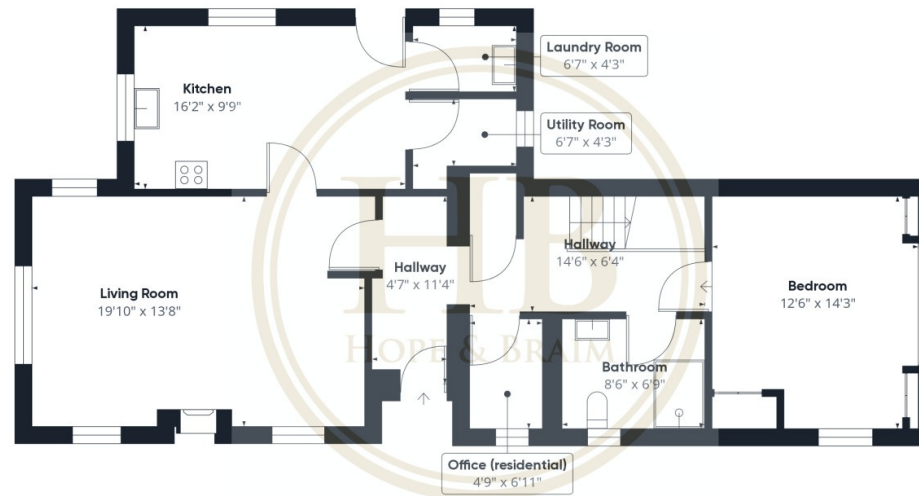
LEE COTTAGE, BACK OF ST.HILDA'S, WHITBY- 3 bed Detached House -£450,000



Hope & Braim are delighted to present Lee Cottage on Back of St.Hilda's in Whitby. A converted and extended former coach house that has a walled garden and private parking located behind a Georgian Terrace in Whitby's town centre. This stone residence is deceptively spacious and belies its narrow front façade as the extension gives a total of over 1,500 sq ft plus the annexe at the bottom of the garden. There is a main reception room with a fireplace and a gas-fired stove that has enough room for a lounge area with sofas and a dining table with seating. Adjoining the living room is a breakfast kitchen that has a range of high-gloss cabinets with integrated appliances and a breakfast bar. There is also a walk-in pantry and a utility room. Downstairs there is a bedroom and a bathroom that has a modern three-piece shower suite, whilst upstairs there are a further two bedrooms and a second bathroom, all benefiting from having gas central heating, solar-panels and double-glazing throughout. What is quite rare for a property so close to the town centre is the size of the plot which comprises lawned gardens, private parking and a Summerhouse with many uses with it having a pull-down bed and bathroom.



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1461.74 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		89
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F	31	
Least energy efficient - higher running costs	G		

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.

