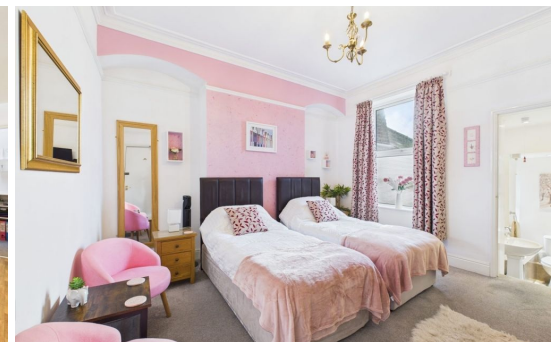




01947 601301

ELLIES GUESTHOUSE, WHITBY

8 BED TERRACED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Well-Established Guesthouse on Whitby's Westcliff
- Separate Ground Floor Owners Suite & Guest Suite
- Modern Kitchen with Integrated Appliances & Utility Room
- 6 Double Ensuite Letting Rooms
- Gas Central Heating & Double-Glazing Throughout
- Victorian Terrace with Views of the Sea
- Close to the Beach & the Town Centre

Type: **TERRACED HOUSE**

Availability: **FOR SALE**

Bedrooms: **8**

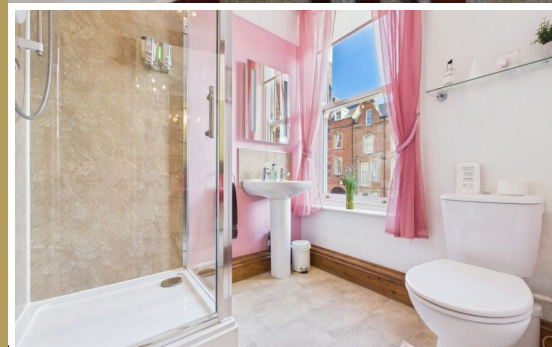
Bathrooms: **8**

Reception Rooms: **2**

Tenure: **FREEHOLD**

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ELLIES GUESTHOUSE, WHITBY- 8 bed Terraced House -£550,000



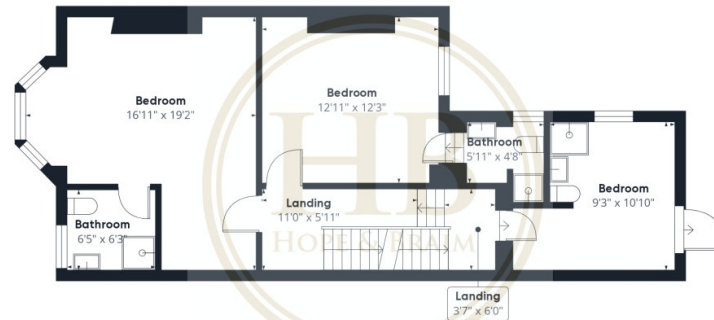
Hope & Braim are delighted to present Ellies Guesthouse in Whitby to the market. This well-established guesthouse has six ensuite letting rooms and a separate owners suite located on a Victorian Terrace on Whitby's popular Westcliff. The property has an attractive brick façade with arched window and door lintels, plus the bay windows on the lower floors, whilst inside there are high ceilings and a carved balustrade. The downstairs has been extended to the rear to accommodate a separate owner's suite and there is the guest breakfast room in the front reception room with the bay window. The owner's suite comprises a living room with an area for relaxing and an office space for the administration of the business, the kitchen has a range of high-gloss cabinets with integrated appliances, plus there is a separate utility room for the laundry. Then there is a double bedroom and adjoining modern shower room. On the half landing there is a bedroom with a shower and hand basin that could be used for visiting guests or as another room for the owner's use. On the upper three floors there are six double bedrooms, all with their own ensembles and facilities such as TVs and hot drinks. The property has been very well-maintained and benefits from having gas central heating and double-glazing throughout. We feel this is an ideal lifestyle business for those wanting to live by the sea and be their own boss within the hospitality trade.



ELLIES GUESTHOUSE, WHITBY- 8 bed Terraced House -£550,000



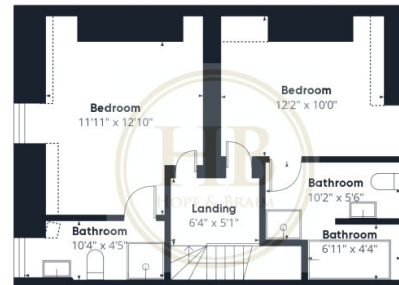
Floor 0



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

2636.21 ft²

Reduced headroom

47.43 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.

