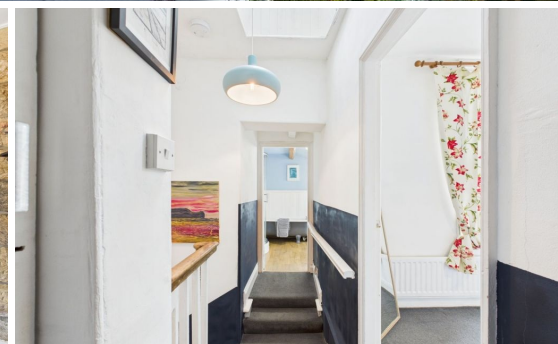




01947 601301

## 15 CLARENCE PLACE, WHITBY

3 BED COTTAGE



[WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK](http://WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK)





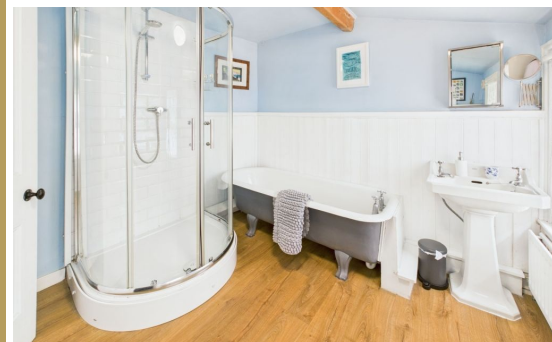
## PROPERTY FEATURES

- Terraced Stone Cottage with a Rear Yard
- Currently a Holiday Let and is being sold Fully Furnished
- Cosy Lounge with a Log Burner & Brick Fireplace
- Kitchen with Bespoke Cabinetry & Original Range
- Dining Room with Log Burner & Stable Door to Yard
- 3 Bedrooms & 4-Piece Bathroom/Shower Suite
- Gas Central Heating Throughout
- Cobbled Street close to the Shops, Bars & Beach

Type: **COTTAGE**  
Availability: **FOR SALE**  
Bedrooms: **3**  
Bathrooms: **1**  
Reception Rooms: **2**  
Outside Space: **YARD**  
Tenure: **FREEHOLD**

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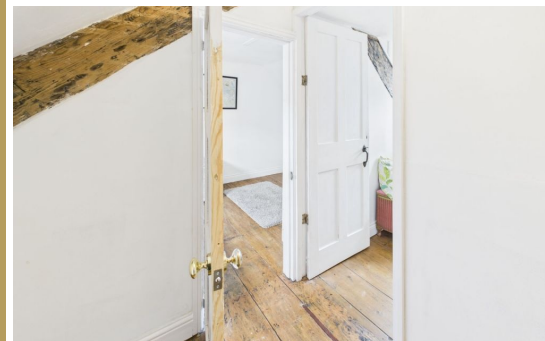


15 CLARENCE PLACE, WHITBY- 3 bed Cottage -£275,000





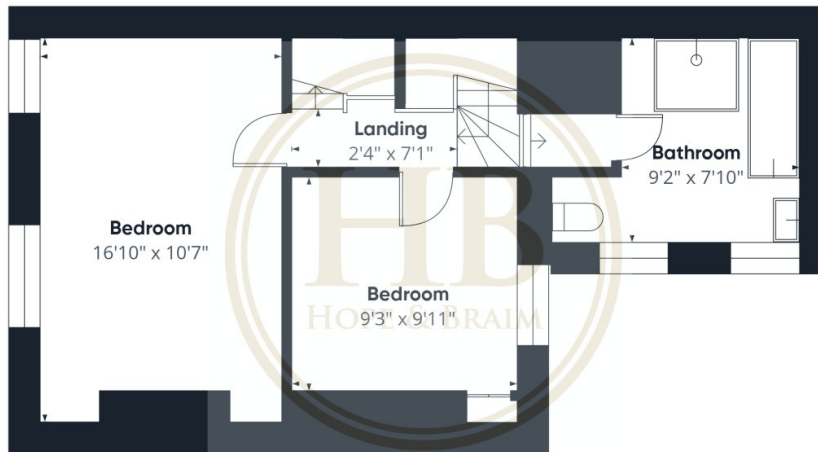
Hope & Braim are delighted to present 15 Clarence Place in Whitby to the market. Situated on a picturesque, cobbled street in the heart of historic Whitby, this delightful, terraced stone cottage presents an outstanding opportunity to acquire a characterful property with proven rental income. Currently operating as a successful holiday let, the cottage is offered fully furnished and with forward bookings in place, ensuring immediate income generation. The accommodation exudes rustic charm throughout, beginning with the inviting lounge featuring an attractive log burner set within an original brick fireplace - creating the perfect sanctuary for guests seeking authentic Yorkshire hospitality. The well-appointed kitchen showcases bespoke cabinetry complemented by a magnificent original cast iron Yorkshire Range, providing both practical functionality and period authenticity. The separate dining room, enhanced by its own log burner, offers direct access to the private rear yard through charming stable doors, creating seamless indoor-outdoor living. Upstairs, three comfortable bedrooms provide flexible accommodation, served by a comprehensive four-piece bathroom/shower suite ensuring guest convenience. Modern gas central heating throughout guarantees year-round comfort whilst maintaining the property's traditional character. The intimate rear yard provides a peaceful retreat from the bustling streets whilst remaining perfectly positioned for exploring Whitby's renowned attractions. The location is simply exceptional - moments from the vibrant shops, traditional bars, and golden beaches that make Whitby such an enduringly popular destination. This prime position ensures consistent rental demand throughout the year.



15 CLARENCE PLACE, WHITBY- 3 bed Cottage -£275,000



Floor 0



Floor 1



Floor 2



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

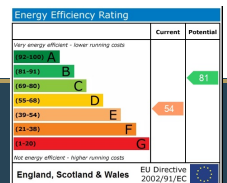
**Reduced headroom**  
28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

