

- Period Grade II Listed Property
- Parking On Street
- Outside Space



Seagull's Nest, 8 Prospect Place, Whitby. YO22 4AD

£260,000

Property Group

ASTIN'S



Seagull's Nest is at 8 Prospect Place located off Church Street & the harbourside. With accommodation on four floors this is a period stone built Georgian Grade II listed property.

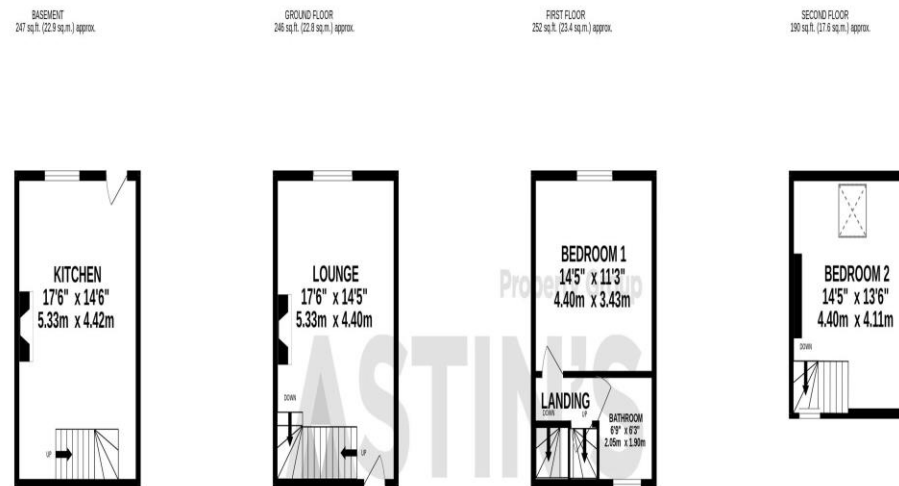
The house can be accessed either by foot from Church Street or can be reached by car by parking on The Ropery and using the locked gate at the rear from which metal steps lead down to the yard and the cottage. This access is shared but there is the use of the large yard for the owners of number 8.

Entering the property from the "front" takes you into the basement or front ground level which is the kitchen. This room is a great size for entertaining with space for a large dining table as well as a lounge chair. There is a range of wall and base cupboards, built in dishwasher, oven, hob and extractor, fridge & freezer. From the kitchen a staircase leads up to the lounge area.

The lounge can be accessed by the back door from the rear yard or by coming up from the kitchen on the lower level which has a door onto the front lower level terrace. This room is very grand with a wooden floor, wooden panelling, exposed beams and exposed stonework. There is a sash window to the front of the property and stairs leading up the panelled stairway to the first floor.

On the first floor there is a double bedroom with built in cupboards and a sash window to the front. There is also a bathroom on this floor with a bath with shower above, W.C and hand wash basin. A door leads to the stairs up to the fourth or top floor where there is a double bedroom in the attic space. There are wooden beams a window and a velux to let in light. We must note that the head height at the top of this flight of stairs is very low, however once in the bedroom the standing height is adequate although slightly restricted under the eaves.

Outside there is a small terrace to the front and at the rear a walled yard with metal stairs leading up to the back gate. Please note that this yard has a right of way through it to neighbouring properties.

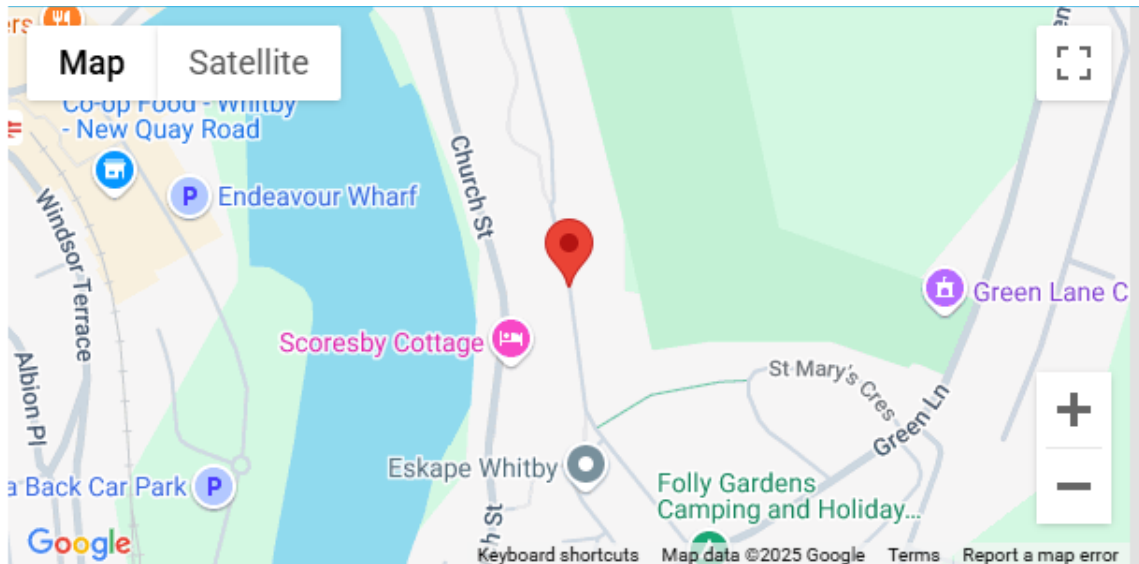


TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 1000

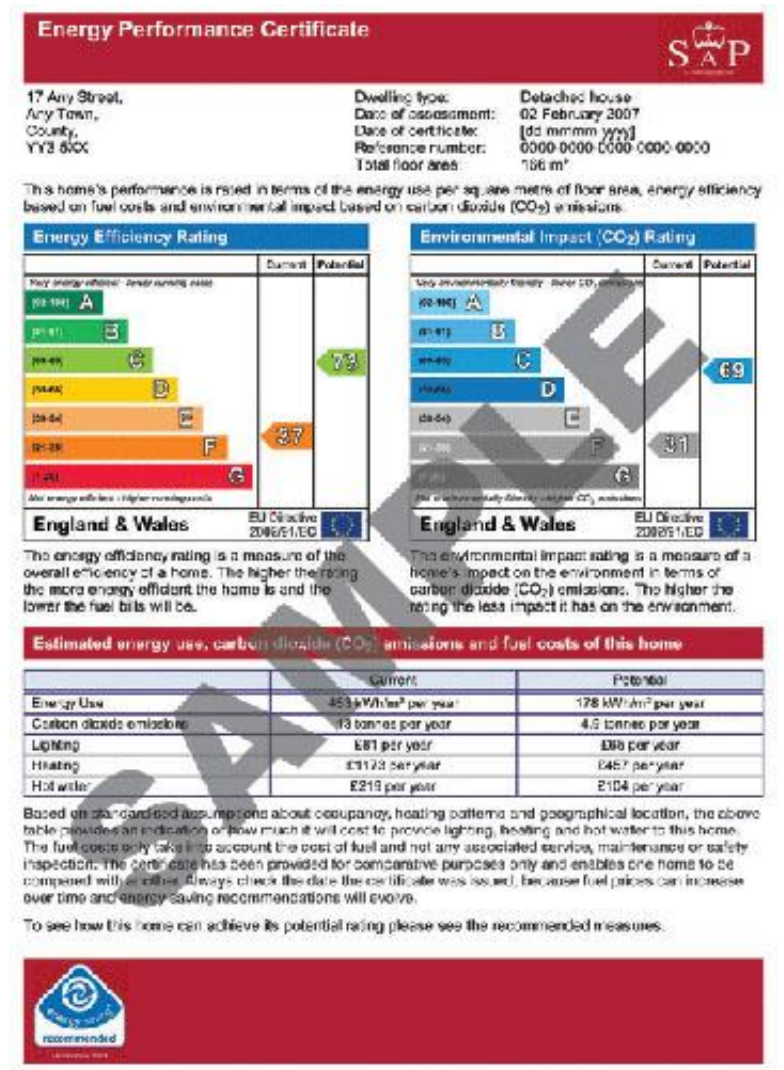
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Astin's

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

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