

33 Prospect Hill, YO21

Guide Price: £649,950

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Established seven-bedroom guest house close to Whitby's harbour and town centre. All bedrooms en-suite, with flexible ground-floor accommodation offering potential for owners' quarters, plus a garage/workshop and valuable allocated parking.

Situated within easy walking distance of Whitby's harbour and town centre, this substantial seven-bedroom property presents an excellent opportunity to acquire an established guest house in one of Yorkshire's most popular coastal destinations.

Currently operating as a successful guest house, the property offers well-planned and versatile accommodation, with all seven bedrooms benefiting from their own en-suite facilities. The layout has been designed with guest accommodation in mind, providing a practical arrangement for those looking to continue the existing business.

One of the property's particularly appealing features is the flexibility of the ground-floor accommodation. The layout has been arranged with the potential to create private owners' living quarters if required, an attractive option for purchasers wishing to live on-site whilst operating the guest house. The ground floor currently includes a lounge, three en-suite bedrooms, a utility room and entrance accommodation, offering scope for reconfiguration to suit individual requirements.

The remaining four en-suite bedrooms are arranged across the upper floors, providing comfortable accommodation for visiting guests. One of the first-floor bedrooms also enjoys access to a balcony, adding another appealing feature to the accommodation.

A particularly valuable advantage is the parking provision. The property benefits from a garage/workshop together with allocated parking for multiple vehicles, an increasingly sought-after feature in central Whitby and a significant consideration for guests travelling by car.

The location is another major selling point. Whitby's harbour, sandy beaches, independent shops, restaurants and cafés are all within easy reach, while the town's historic attractions, including Whitby Abbey and the famous 199 Steps, continue to draw visitors throughout the year.

For those seeking a hospitality investment, the property offers the opportunity to take on an established guest house with accommodation already configured for its current use. The potential to incorporate owners' accommodation provides further flexibility, whilst alternative uses could also be explored, subject to any necessary planning permissions and consents.

Combining seven en-suite bedrooms, adaptable accommodation, valuable private parking and a convenient location, this is an appealing opportunity for purchasers looking to establish themselves within Whitby's hospitality sector or expand an existing portfolio.

Early viewing is recommended to appreciate the scale of accommodation and opportunities on offer.

Bedrooms: 7 | **Bathrooms:** 8 | **Receptions:** 2

























Hendersons Estate Agents

22-23 Flowergate Whitby North Yorkshire YO21 3BA

01947 602626

hello@myhendersons.co.uk

https://myhendersons.co.uk/

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