



01947 601301



DOLPHIN 1736 COTTAGE, WHITBY

2 BED COTTAGE



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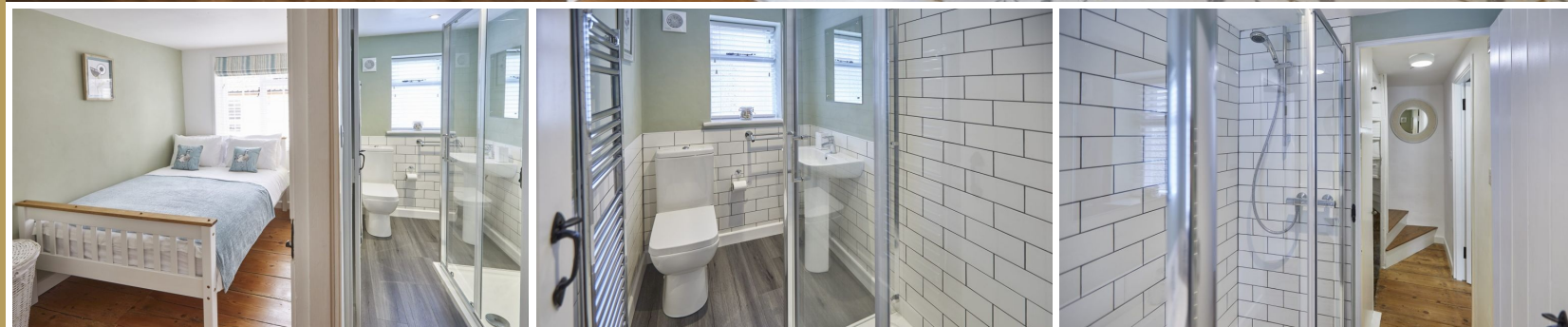
PROPERTY FEATURES

- Character Cottage with Modern Interiors
- Tucked Away in a Hidden Yard off Flowergate
- Open Plan Living Room/Kitchen with Appliances
- Exposed Stonework, Corkscrew Staircase & Beamed Ceilings
- 2 Bedrooms & Modern Shower Suite
- Modern Electric Heating Throughout
- Established Holiday Let that comes Fully Furnished

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Tenure: **LEASEHOLD**

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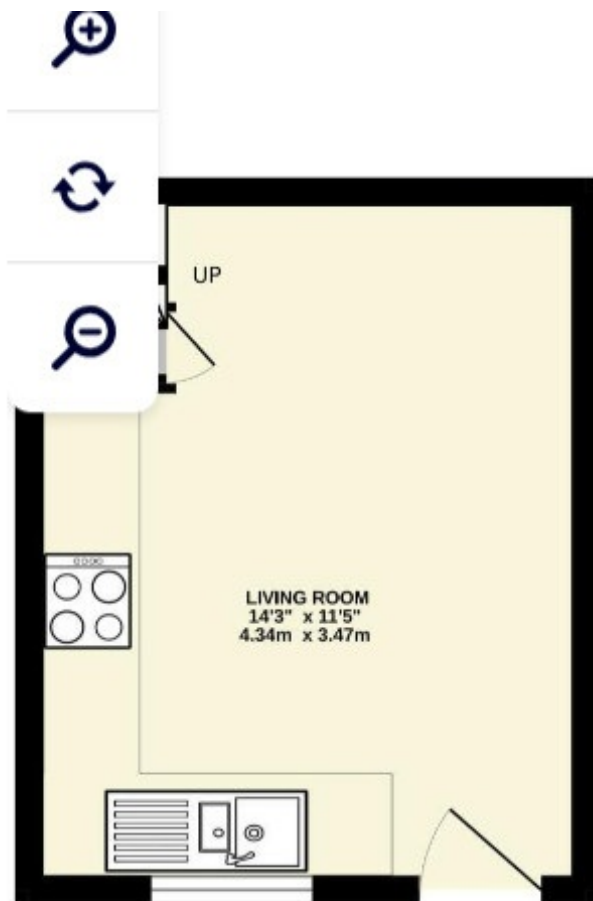
DOLPHIN 1736 COTTAGE, WHITBY- 2 bed Cottage -£189,950



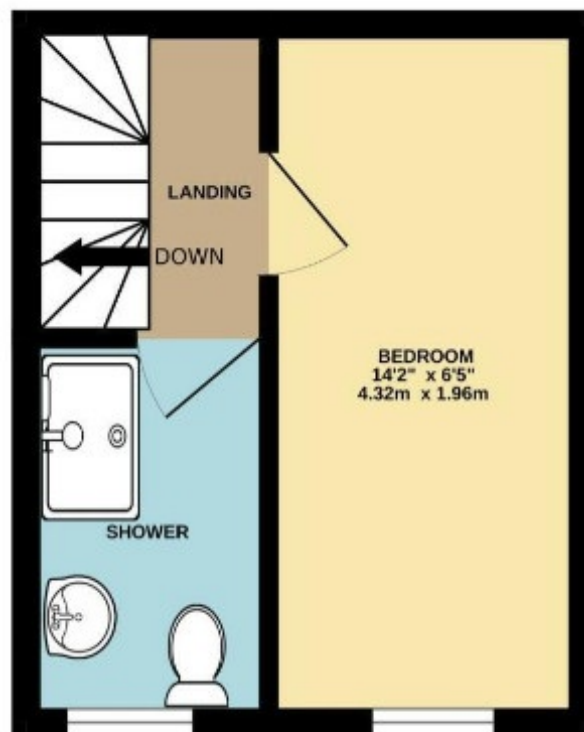
Hope & Braim are delighted to present Dolphin 1736 Cottage, a characterful bolthole tucked away in its own private yard just off Flowergate, in the heart of Whitby's town centre. Behind an unassuming exterior lies a home full of surprises. The open-plan living room and kitchen forms the heart of the cottage, fitted with matte effect cabinetry and a full range of integrated appliances, offering a smart, contemporary contrast to the building's older bones. Exposed stonework and beamed ceilings run throughout, speaking to the cottage's age and character, while a corkscrew staircase leads up to the first floor with a charm few modern homes can match. Upstairs, two bedrooms make efficient use of the cottage's compact footprint, served by a smartly appointed modern shower suite. Heating is provided throughout via modern electric systems, keeping the property practical and easy to run. Dolphin 1736 Cottage is sold as an established holiday let and comes fully furnished, offering a straightforward, turn-key opportunity for a new owner to continue trading with immediate effect. Its position, just moments from Flowergate's shops and cafes and a short walk down to the harbour and abbey steps, makes it a genuinely appealing base for holidaymakers exploring Whitby.



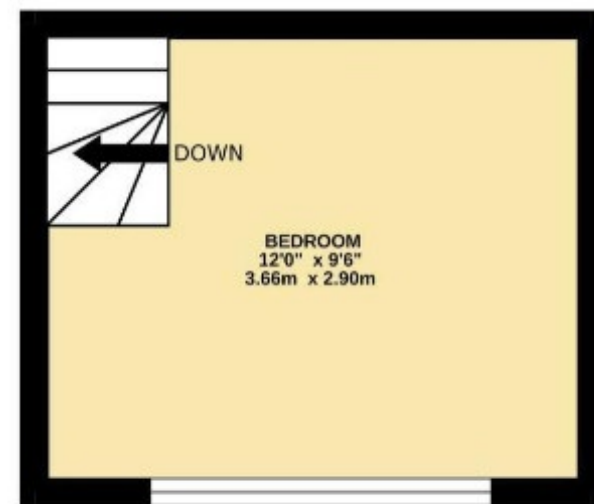
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes or
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Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		99
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

