RICHARDSON & SMITH
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HIGH WINDS, CHAPEL YARD, STAITHES







A BEAUTIFULLY PRESENTED 3 BEDROOM COTTAGE, JUST OFF THE HIGH STREET, IN THIS POPULAR OLD FISHING VILLAGE. WITH A NUMBER OF DELIGHTFUL FEATURES, INCLUDING OUTSIDE SPACE, THIS IS A SUPERB COTTAGE THAT SHOULD BE VIEWED.

Living Room including Kitchen. Landing, Double & Single Bedrooms. Shower Room
Attic Bedroom. Low Walled Yard To The Front

OFFERS ON £255,000

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PARTICULARS OF SALE

This attractive period cottage is in an ideal location, just off the High Street where there is drop-off parking and in the heart of the village, and being perfectly placed to take a stroll down the cobbled streets to the harbour or across to Cowbar and the lifeboat station.



With a wealth of charm and character, exposed stone walls, beamed ceilings, exposed roof timbers and a cosy multi fuel stove set into a recessed fireplace, this 3 bedroom cottage really should be viewed to be appreciated.

Approached through the yard, the half glazed stable door opens directly into…

Open Plan Kitchen Living Room: The living room has a large double sash window to the front aspect, wood effect flooring and focal fireplace with Oak over mantle and inset wood burning stove. It has a beamed ceiling which continues through to the kitchen area.



At the rear of the room is the modern well fitted kitchen comprising cupboards and drawers under wooden worktop with an inset ceramic sink, integral electric hob with cooker hood over, oven, plumbing for an automatic washing machine and space for fridge. To the left of the room is the staircase rising up to the first floor with a door on the half landing.

First Floor

The staircase from the kitchen rises to the first-floor landing.

Bedroom 1: A double bedroom has a double glazed sash window to the front aspect, beamed ceiling and a shallow recessed cupboard.



Shower Room: To rear, with sash window, generous corner shower cubicle, hand basin and w.c. There is wet walling, a chrome heated towel rail and recessed airing cupboard



Bedroom 2: A single room to the front with sash window overlooking Chapel Yard

Second Floor

The enclosed staircase rises to the …



Attic Bedroom: The attic room is the largest of the bedrooms with large dormer window to the front which looks across the yard and roofs tops and allows light to flood in.. The double room has some wonderful exposed roof timbers, and modern efficient wall, heater, further small sash window to the rear and feature exposed stone wall. The high pressure Megaflow hot water cylinder is situated here.

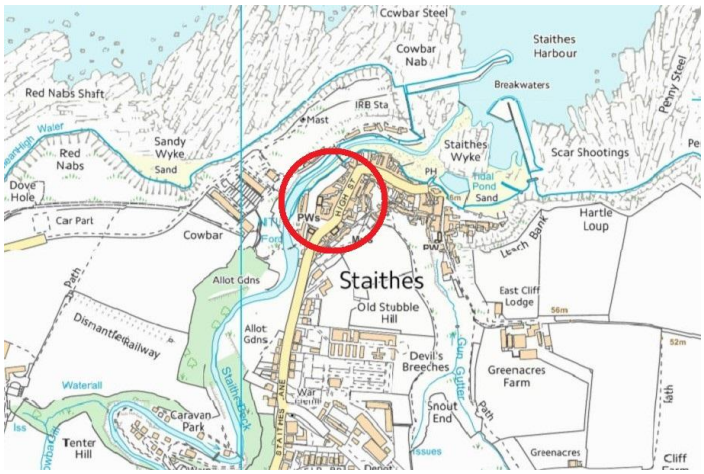
Outside

To the front of the cottage is a delightful sitting out area, ideal for breakfast, coffee and late afternoon drink to sit and watch the world go by.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



Directions: From Whitby, head out on the A174 coast road through the villages of Sandsend, Lythe and Hinderwell. Upon arriving at the village of Staithes, turn right where signed to the old village, just beyond the traffic lights and follow this road round to the car park at the bank top. It is best to park here and walk down the bank into the old village along the cobbled High Street, turning left into Chapel Yard with High Winds being on your left hand side.

Postcode: TS13 5BS

Tenure: Freehold



Services: Mains water, electricity and drainage. The property has electric heaters and a multi-fuel stove in the living room.

Local Taxation: Assessed in Tax Band B. North Yorkshire Council. Tel 01723 232323.

Planning: The local planning authority is the North York Moors National Park. The village is a conservation area.

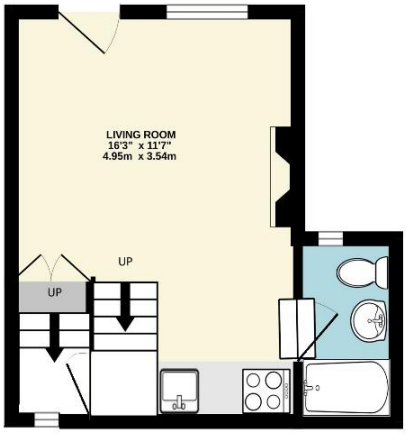


IMPORTANT NOTICE

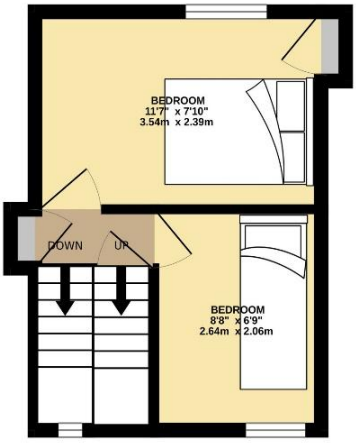
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



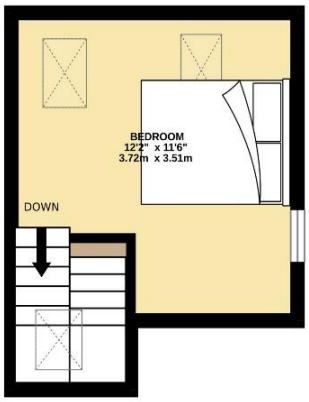
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only

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