



01947 601301



ESKLET GUEST HOUSE, WHITBY

9 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Victorian Guest House with Parking
- 7 Double En-Suite Letting Rooms & 1 Single Bedroom with Private Bathroom
- Owners Suite with a Lounge, Bedroom & Bathroom
- Guest Breakfast Room with Fireplace & Bay Window
- Gas Central Heating & Double-Glazing Throughout
- Private Yard with Utility Room & Off-Street Parking for 2 Cars
- Close to Whitby's Westcliff & Town Centre

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 9

Bathrooms: 9

Reception Rooms: 2

Parking: DRIVEWAY

Outside Space: YARD

Tenure: FREEHOLD

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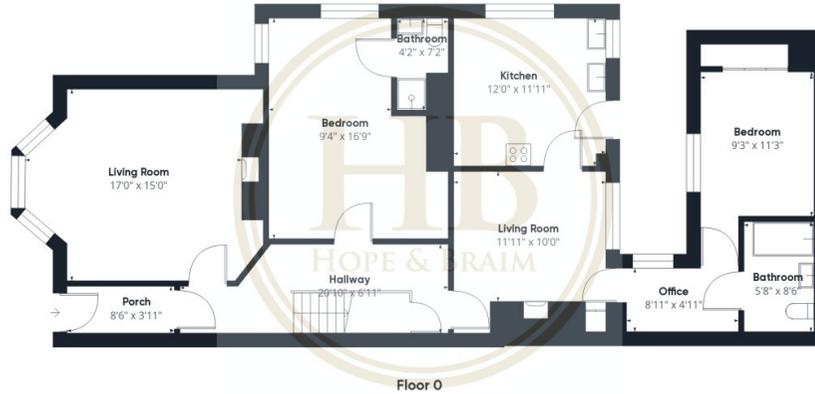
ESKLET GUEST HOUSE, WHITBY- 9 bed Semi-Detached House -£595,000



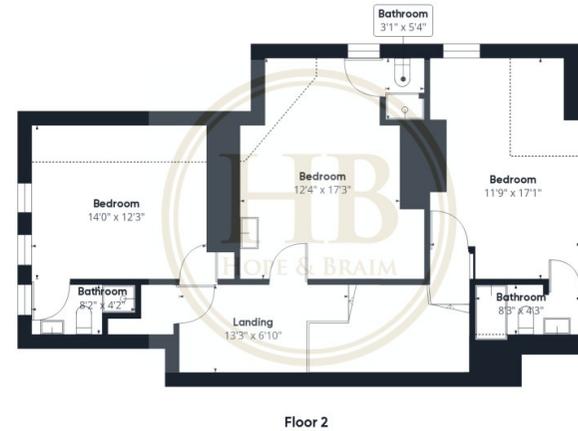
Hope & Braim are delighted to present the Esklet Guest House on Crescent Avenue in Whitby. A substantial Victorian Villa that is a trading guest house with eight letting rooms and a separate owners suite located on Whitby's Westcliff and close to the towns many attractions. This period property has period features throughout from the tiled lobby, the high ceilings and fireplaces of the reception rooms, and the carved balustrade of the staircase. The main reception room is used as the guest breakfast room and features a large bay window that floods the room with natural light. There is a downstairs double bedroom letting room with en-suite. To the rear of the property an extension that houses the owner's suite that comprises the kitchen, lounge, office, bedroom and bathroom that has a private entrance separate from the guests and an outside seating terrace with access to a utility room. Over the two upper floors there are seven double bedrooms with their own ensuites plus a single bedroom with its own private bathroom. The property has been well maintained, including a new salte roof recently and benefits from having gas central heating throughout. The location is ideal for exploring the towns many attractions including the beach, cafes, shops and eateries, with guests returning year after year.



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Approximate total area⁽¹⁾
2709.49 ft²
Reduced headroom
97.31 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A			
B			
C			
D		67	67
E			
F			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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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.

