RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

WATERSIDE COTTAGE, 21 ENDEAVOUR COURT CAPTAIN COOK'S HAVEN, WHITBY

Whitby Town Centre approx. 1 mile









AN END-TERRACE 2 BEDROOM COTTAGE ON THIS POPULAR HOLIDAY PARK JUST OVER A MILE FROM WHITBY TOWN CENTRE. WITH SMART MODERN ACCOMMODATION AND COMMUNAL FACILITIES INCLUDING PLAY AREAS AND AN INDOOR POOL, THIS COULD BE THE IDEAL HOLIDAY HOME.

Accommodation:

Entrance Hallway, Living Room, Kitchen. 1st Floor: Twin & Double Bedrooms, Bathroom.
Externally: Private Patio Area, Allocated Parking Space.
Communal Grounds including BBQ and Play Areas, Indoor Pool and Laundrette.

Guide Price: £145,000

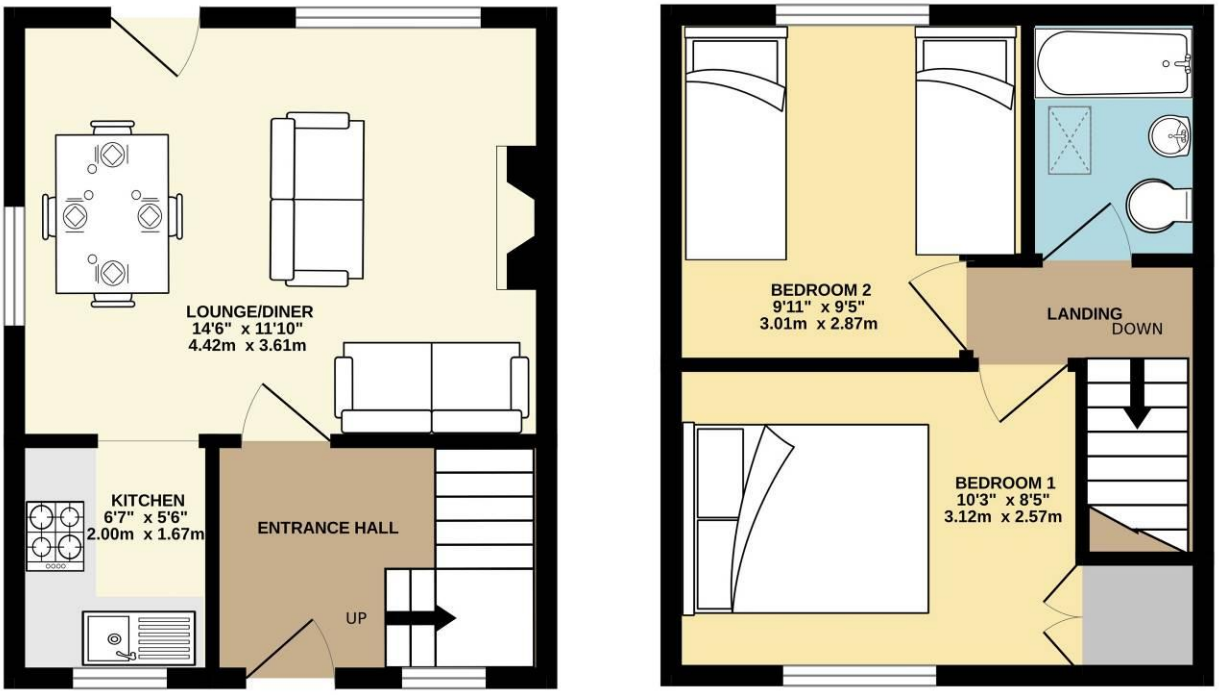
email@richardsonandsmith.co.uk **www.richardsonandsmith.co.uk**

RICS

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA
Tel: (01947) 602298 Fax: (01947) 820594

The Property Ombudsman

Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA



PARTICULARS OF SALE

These cottages were designed for holiday letting and offer perfect 2 bedroom accommodation with lotss of communal facilities, parking, a patio and ready access to the Cinder Track, a former railway line, now a bridleway offering safe access to the town centre and out towards Robin Hoods Bay. Smartly presented with double glazing, electric heating and an attractive modern kitchen and bathroom, we certainly think it will tick boxes for the majority of purchasers.

Positioned just a mile from the town centre, yet still on the riverside with the railway(including steam trains) running down the opposite bank, the scheme is away from the busyness of the town, yet still very accessible. There is allocated parking and communal facilities including play areas, BBQs and picnic tables, an indoor swimming pool for the rain days, and even a laundrette.

Approached from the path, a traditional timber front door opens into…

Entrance Porch: The entrance porch has window to the front, space for coats and boots, plus a useful understairs storage cupboard. From here doors open into …

Living Room: The living room has double glazed windows to the side and rear aspects plus a glazed door opening to the private seating area in the gardens to the rear. The focal point of the room is a feature fireplace with an electric stove. A doorway opens to …





Kitchen: The kitchen has a window to the front aspect and part tiled walls. The room has a modern range of shaker style cabinets with fittings including sink with mixer tap, electric oven and hob with cooker hood over. Space for a slot-in refrigerator and spot lighting.





1st Floor

The staircase rises from the entrance hallway to a landing from where doors open into…

Bedroom 1: A double bedroom with a window to the front aspect and recessed cupboard.





Bedroom 2: A twin bedroom with a window to the rear aspect.

Bathroom: The upgraded bathroom has a modern white suite including a panel shower bath with glazed shower screen, a wash basin set in a vanity unit and a WC with a concealed cistern. Velux rooflight window to rear.





Externally

The property has an allocated parking space and there are additional parking places for guests.

To the rear of the property is a private paved sitting area, accessible form the patio doors in the living room.

In addition to these private areas there are the communal grounds and facilities of Captain Cook's Haven including a heated indoor swimming pool, a laundrette, children's play areas and riverside barbeque areas.





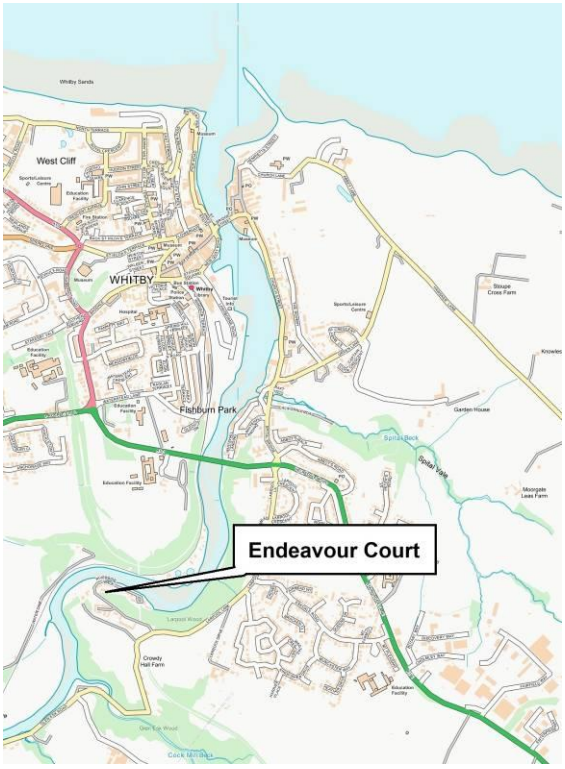
GENERAL REMARKS AND STIPULATIONS

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.

Directions: From the town centre, head up Bagdale, turning left at the mini-roundabout onto Prospect Hill, going through the lights and crossing the New Bridge towards Scarborough. At the end of the New Bridge turn right at the traffic lights onto Larpool Lane and follow this along for approximately ¾ mile where you will find a sign to Captain Cooks Haven situated on your right-hand side. Follow the road down the bank towards the river and Waterside Cottage is No.21, being the end cottage on the terrace set closest to the foot of the bank.

Services: The property is connected to mains water, electricity and drainage. The property has electric heaters and immersion hot water.

Tenure: This property is understood to be leasehold, with the remains of a 999 year lease commencing in 2001. Currently, the annual service charge is approx. £4,000 per annum.



Planning Restrictions: This property was developed subject to a planning condition restricting its occupancy. It is understood that the property may not be occupied all the year round and that for a period of 4 weeks in January/February must be left vacant. This has not generally been a problem for other individuals either letting the properties or using them as private second homes.

Business Rates: The property is assessed for business rates as it is a commercial holiday letting. The ratable value is £4,400 and therefore approx. £2,196 is payable for 2026-27 before reliefs. At present reliefs of up to 100% are available. North Yorkshire Council. Tel 01723 232323.



Contents: The property is offered for sale to include the contents,

Post Code: YO22 4NE (4JE on some records)

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.

View all of our residential properties for sale on the internet website: www.rightmove.co.uk

naea | propertymark PROTECTED

Call us for a free appraisal of your property if you are considering selling

rightmove

Tel: (01947) 602298 **Fax: (01947) 820594**