



RICHARDSON & SMITH

Chartered Surveyors

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• Estate Agents

“HIGH COTE”

HIGH HAWSKER, Nr WHITBY

Whitby & Robin Hoods Bay approximately 3 miles



A DELIGHTFUL 2 BEDROOM, GRADE II LIST DOUBLE FRONTED TERRACE COTTAGE SET BACK OFF THE ROAD IN THIS QUIET VILLAGE BETWEEN ROBIN HOODS BAY AND WHITBY. THIS ATTRACTIVE COTTAGE HAS MANY ORIGINAL FEATURES, A NICELY PROPORTIONED GARDEN TO THE FRONT AND EVEN A DETACHED GARAGE CLOSE BY.

Accommodation:

Ground Floor: Porch, Dining Room, Lounge, Kitchen,
First Floor: Landing, 2 Double Bedrooms, Bathroom.
Front Garden, Detached Garage

Guide Price: £219,950

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PARTICULARS OF SALE

This most attractive Grade II listed cottage sits set back off the road in the village of Hawsker and boasts a wealth of period features including open beamed ceilings, sash windows, original wide floor boards, stone flagged floor and cast range. The cottage could benefit from some updating to the fixtures and fittings, although these would be purely for personal taste as the cottage could be moved into straight away.

With gardens to the front and a separate detached garage this delightful cottage would make a lovely home, being a close to Whitby, the Heritage Coast and Robin Hoods Bay whilst also allowing good access to Scarborough and the surrounding North York Moors.

Approached from the front, a paved path leads through the front garden and on to the original wooden front door which opens into...

Dining Room: Having beamed ceiling, stone flagged floor, cast range/bread oven and sash window to the front. There is a salt cupboard to the side of the range and door to rear lobby with the staircase to the 1st floor. Panelled doors lead off to the...



Lounge: With open beamed ceiling, central brick fireplace with open fire and rear sash window with window seat.



Galley Kitchen: Having base units and wall cupboards with laminated working surfaces and tiled splash-backs. There is an inset stainless steel sink unit, integral electric oven with gas hob and plumbing for automatic washing machine. There is a quarry tiled floor and sash window to the front.



First Floor:

From the lobby to the rear of the dining room a staircase rises to a landing, with airing cupboard and with panelled doors opening to...

Double Bedroom: A generous double room with sash window to the front and fitted wardrobe.



Twin Room: Again, a good-sized room with sash window to the rear and having stripped and polished original wide floorboards



Bathroom: A long narrow room, having a white suite comprising panelled bath, with separate shower cubicle, w.c and hand basin. There is tiling to the walls and window to the front.



Externally

To the front of the property lies a level garden area set behind a picket fence and enjoying a delightful mix of plants and herbs with gravelled seating areas. Just further up the

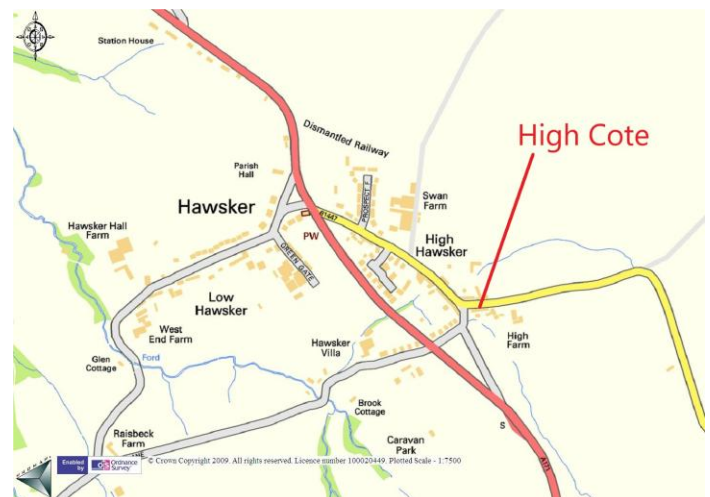
driveway is a detached garage which is included with this cottage.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular 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 take the A171 Scarborough Road to Hawsker, turning left into High Hawsker (also to RHB). Travel through the village, passing the Hare Hounds pub to the left-hand turn at the end. Take the turn and High Cote is situated on the right set back at the entrance to High Farm. See map



What3words: minivans.keepers.barks

Services: The property is understood to be connected to mains water, gas, electricity and drainage.

Council Tax: Band 'B' North Yorkshire Council. Tel 01723 232323.

Post Code: YO22 4LJ



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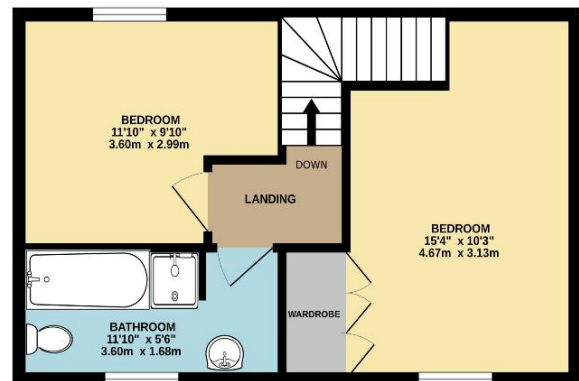
Estate Agents



GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69	C		7 C
55	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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.