



01947 601301



CELEBRATION  
COTTAGE, 13 CLIFF  
STREET, WHITBY

4 BED COTTAGE



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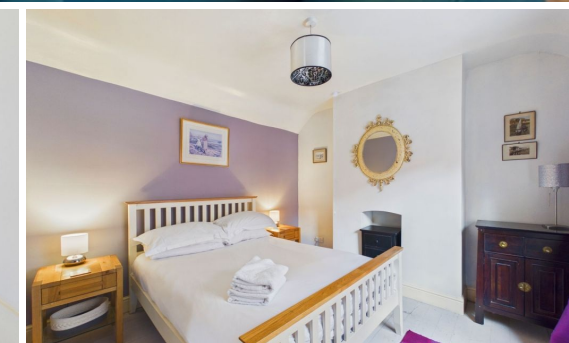
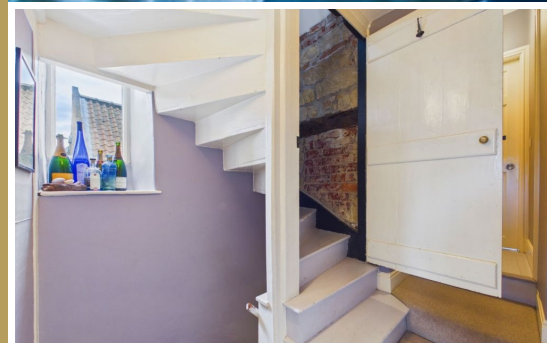
## PROPERTY FEATURES

- Terraced Cottage with Views of the Abbey
- Period Features including Fireplaces & Beamed Ceilings
- Cosy Lounge with Log Burner & Picture Window
- Spacious Kitchen/Diner with Integrated Appliances & Utility Room
- 4 Bedrooms & 2 Bathrooms including an En-Suite
- Gas Central Heating and Double-Glazing throughout
- Successful Holiday Let that comes Fully Furnished

Type: COTTAGE  
Availability: FOR SALE  
Bedrooms: 4  
Bathrooms: 2  
Reception Rooms: 2  
Outside Space: YARD

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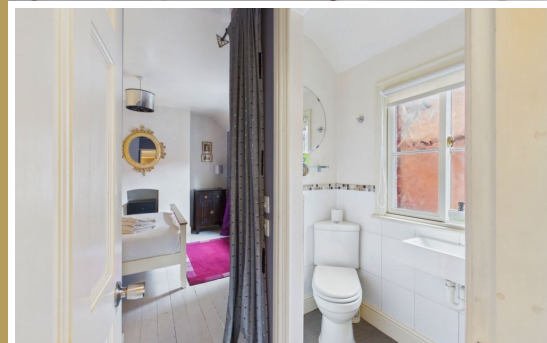
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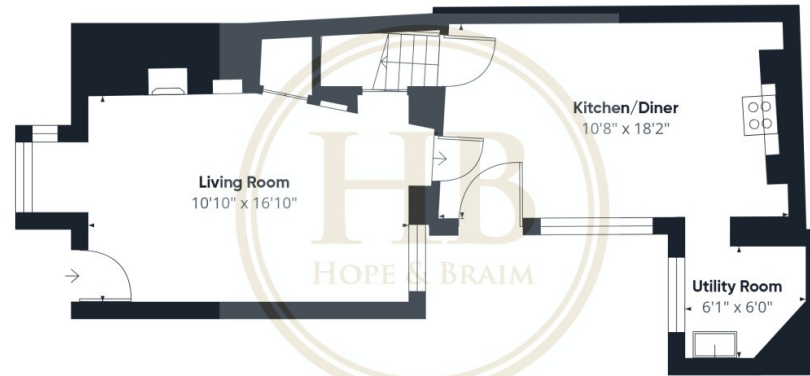
CELEBRATION COTTAGE, 13 CLIFF STREET, WHITBY- 4 bed Cottage -£325,000



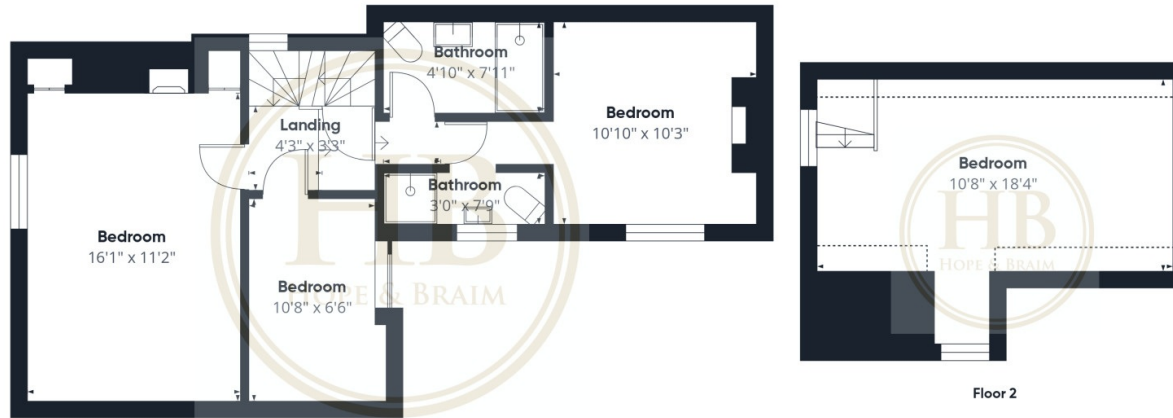
Hope & Braim are delighted to present Celebration Cottage, a characterful terraced property occupying a prime position on Cliff Street in the heart of Whitby, with striking views of the iconic Abbey from this much-loved address. Arranged over three floors and extending to approximately 1,100 square feet, the cottage combines period charm with practical holiday let credentials. Original features are well-preserved throughout, with exposed beamed ceilings, original panelling and fireplaces lending considerable warmth and character to the interior. The ground floor lounge is an inviting space, centred on a log-burning stove set within an inglenook fireplace and benefiting from a picture window that frames the outlook to good effect. To the rear, a well-appointed kitchen and dining room is fitted with a range cooker and provides the kind of generous, sociable space that works well for a holiday occupancy. A useful utility room completes the ground floor accommodation. The upper floors deliver four bedrooms across the remaining two storeys, served by two bathrooms, one of which is an en-suite. The bedroom configuration offers excellent flexibility, comfortably accommodating families or larger holiday groups, and the property is presented fully furnished throughout, ready to continue its established letting operation without delay. Practical considerations have not been overlooked, with gas central heating and double-glazed windows installed throughout, ensuring year-round comfort and reduced maintenance demands for an incoming owner. Cliff Street sits within easy reach of Whitby's harbour, independent shops, restaurants, and the famous 199 steps, placing the cottage at the centre of everything the town has to offer. A much loved family holiday home with an established record as a successful holiday let, this is a well-positioned acquisition in one of North Yorkshire's most sought-after coastal destinations.



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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1135 ft<sup>2</sup>

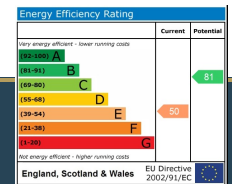
Reduced headroom  
36 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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