



RICHARDSON & SMITH

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‘CRYSTAL COTTAGE’ 84b CHURCH STREET, WHITBY

Whitby Town Centre



A COMPACT BRICK COTTAGE, JUST YARDS FROM THE BEACH AT TATE HILL SANDS. SET IN THE HEART OF OLD WHITBY, IN A QUIETER CORNER, NEAR TO THE 199 STEPS AT THE TOP OF CHURCH STREET, THIS COULD BE A SUPER HOLIDAY COTTAGE.

Accommodation:

Ground Floor: Living Room and Kitchen. 1st Floor: Landing, Bathroom & Twin Bedroom.
2nd Floor: Double Bedroom and En-Suite Cloakroom. Outside: Private Paved Yard and Storage Shed.

Guide Price: £250,000

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PARTICULARS OF SALE

This 2 bedroom cottage stands in the heart of old Whitby, just yards from Church Street, which leads from the harbour up to the foot of the 199 steps to the Abbey ruins on the East Cliff.

The property makes a super holiday cottage, sleeping up to 4, with 2 decent bedrooms and a living room with a separate kitchen, plus a private yard area for sitting out. Despite lying in the very heart of the town, the area is surprisingly sheltered from town centre noise on Church Street.

Approached from the yard in front of the cottage, an entrance door opens into...



Living Room: A large reception room with plenty of space for both dining and seating. The room has a formal fireplace which is now ornamental and there is a large window facing out onto the private yard as well as two smaller windows to the side. Off the living room is a large airing cupboard housing the pressurised hot water cylinder with immersion heater and offering storage. The stairs rise from here to the first floor and a doorway leads through into ...



Kitchen: The kitchen has 2 windows to the side, facing into the yard and is fitted with a simple range of cabinets with fittings including a stainless steel sink unit, integral oven, hob and cooker hood.

1st Floor

The staircase rises from the living room to a first floor landing with panelled doors opening to...



Bathroom: Fitted with a modern white suite comprising a panel bath with shower over, wash hand basin and low flush WC. Window to side, part tiled walls.



Bedroom 2: The second bedroom is suitable for twin single beds, with a window to the front aspect and a recessed cupboard.

2nd Floor

A door on the first floor landing opens onto an enclosed stair which rises up directly into ...



Bedroom 1: The main bedroom is a double with mullioned windows to the front aspect and a small window to the side offering natural light onto the stairs. With a vaulted ceiling, the room is airy and has space for a double bed and a recessed cupboard. Partitioned into a corner of the room, a door opens

into ...



En-Suite Cloakroom: Fitted with a modern white suite comprising a low flush WC and wash hand basin.



Externally

The property has a generously proportioned, split-level, private stone paved yard which is open to the south and east, and has room for both sitting and dining. There is a useful store shed and covered space for bins.

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.

Local Taxation: The property is subject to business rates as a commercial holiday let and has a rateable value of £2,800 per annum. Reliefs of up to 100% are available. North Yorkshire Council. Tel 01723 23 23 23.



Directions: From Richardson and Smith's offices continue through the town centre over the swing bridge, turning second left onto Church Street. No84 Church Street is the Whitby Spirit Shop and No.84B lies to the rear approached via the alleyway to Clark's Yard. See also location plan.



Services: The house is connected to mains water and electricity, and to mains drainage. The property electric heating.

Tenure: The property is registered as Freehold with the land registry although their information states part of the property to be freehold and part to be leasehold, held for the residue of a term of one thousand years granted by a lease dated 18 February in the fourteenth year of the reign of King Charles I, but has since been lost.

Post Code: YO22 4BH



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.



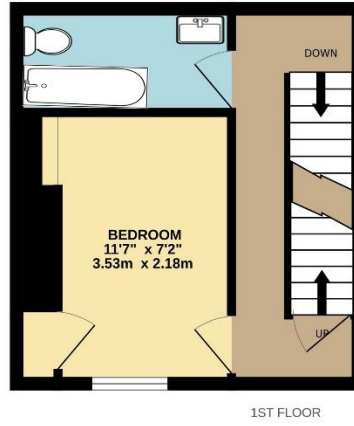
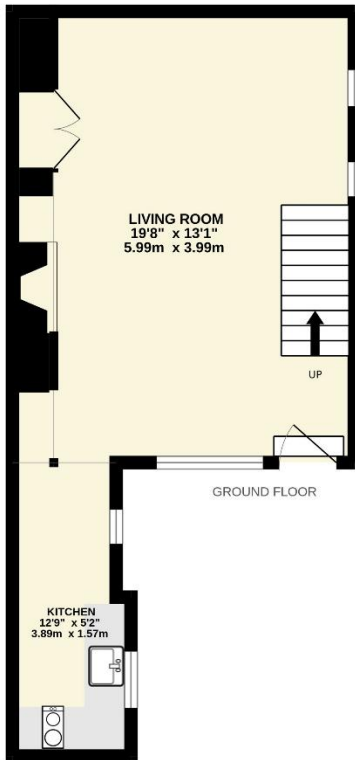
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Measurements are approximate. Not to scale. Illustrative purposes only
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