



01947 601301



KITTIWAKE COTTAGE, WHITBY

3 BED COTTAGE



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PROPERTY FEATURES

- Period Cottage with Private Parking & Garden
- Beautifully Presented Interiors with Modern Fixtures & Fittings
- Open Plan Living Room/Kitchen with Feature Fireplace
- Newly Installed Kitchen with Integrated Appliances
- 3 Bedrooms & 1 Bathroom Suite
- Gas Central Heating & Double-Glazing Throughout
- Garden with Terrace & Parking with an EV Charging Point for 1 Car

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **ALLOCATED PARKING**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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KITTIWAKE COTTAGE, WHITBY- 3 bed Cottage -£299,950



Kittiwake Cottage is a charming period property offered to the market in truly outstanding condition, presenting an exceptional opportunity for those seeking a beautifully appointed holiday let investment or a characterful coastal retreat in one of Yorkshire's most beloved seaside towns.

Positioned within easy reach of Whitby's vibrant town centre, the cottage enjoys the best of both worlds — the intimacy and charm of a traditional Yorkshire cottage combined with the convenience of nearby shops, restaurants, harbourside walks, and the iconic Abbey ruins that draw visitors to this remarkable town throughout the year.

Internally, the presentation is impeccable. The open-plan living room and kitchen is a wonderfully sociable space, anchored by a characterful feature fireplace that lends warmth and period charm to the room. The kitchen itself has been newly installed to a high standard, incorporating integrated appliances and contemporary fittings that complement the cottage's traditional aesthetic without compromising on modern convenience.

Three well-proportioned bedrooms provide comfortable accommodation for guests or family alike, served by a stylish bathroom suite finished to an excellent standard. Gas central heating and double glazing ensure the property is comfortable and welcoming throughout every season.

To the outside, a gated garden with a terrace and lawn creates a private outdoor space — a particularly appealing feature for holiday guests seeking a quiet corner to enjoy the coastal air. Off-street parking for one vehicle with an EV charging point completes this impressive package.

Currently operating as a successful holiday let, Kittiwake Cottage is ready to generate income from the moment of purchase. Furniture & furnishings are available by separate negotiations.



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Approximate total area⁽¹⁾
629 ft²

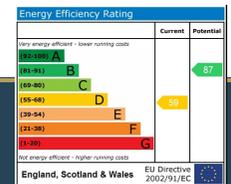
Reduced headroom
13 ft²

(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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