

LITTLE PARK HOUSE, NEWTON STREET, WHITBY, YO21 1QX



- ▲ Established Holiday Let
- ▲ Small business relief, no double council tax or business rates
- ▲ Sleeps 9

- ▲ Four bedrooms
- ▲ Two Bathrooms
- ▲ Immaculate throughout
- ▲ Outdoor patio area

£450,000

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An exciting opportunity to acquire this already established holiday let apartment in the heart of Whitby. With the added benefit of small business relief this really does make a fantastic investment opportunity.

GROUND FLOOR

ENTRANCE HALL - Accessed via double French doors which immediately floods the hallway with light, plumbing for a washing machine and access to the family bathroom, a double bedroom and main living area.

OPEN PLAN LOUNGE/KITCHEN/DINER - 8.02m (26'4") x 5.12m (16'10") narrowing to 3.47m (11'5")

A spacious open-plan lounge, kitchen and dining area full of character, featuring original features that add charm and warmth to the space. The well-appointed kitchen is fitted with a range of quality appliances including a SMEG fridge freezer, dishwasher, CDA double oven and microwave, and a Neff induction hob set within a central island. The layout provides ample space for both a dining table and a comfortable living area, creating a sociable and versatile space ideal for everyday living and entertaining.

BEDROOM ONE - 3.25m x 3.31m (10'8" x 10'10")

A bright and airy double bedroom with walk in wardrobe for storage and access to the Jack & Jill shower room. UPVC double glazed window and radiator.

JACK & JILL SHOWER ROOM - 2.77m x 1.70m (9'1" x 5'7")

A beautifully presented shower room fitted with modern fixtures and fittings, including a floating vanity unit with wash hand basin and separate WC. The room also features a walk-in thermostatic rainfall shower with glass screen, stylish wall cladding, and a heated towel rail, creating a sleek and contemporary finish.

BEDROOM TWO - 3.20m x 3.89m (10'6" x 12'9")

A second double bedroom with access to the Jack & Jill shower room and a large feature sliding glass door leading to the main living area.

BEDROOM THREE - 2.75m x 3.12m (9' x 10'3")

Accessed from the main living area, this is another double bedroom with UPVC double glazed window and radiator.

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BEDROOM FOUR - 2.83m x 2.80m (9'3" x 9'2")

Double bedroom to the front aspect of the property accessed via the main hallway as you enter the property. UPVC double glazed window and radiator.

FAMILY BATHROOM - 2.71m x 2.86m (8'11" x 9'5")

A well-appointed family bathroom fitted with a freestanding bath, a separate shower cubicle, and a vanity unit housing the wash hand basin and WC. The room offers a stylish yet practical layout, ideal for modern family living. UPVC double glazed window and heated towel rail.

EXTERNALLY

This apartment benefits from an outdoor patio area which can be accessed via double doors from the kitchen/diner or from the side of the property. Offering a fantastic outdoor space with ample room for a large seating area. To the front of the main entrance there is a small patio area which again, is perfect for a seating area to enjoy the outside space.

AGENTS REF: - EE/LS/GBH260042/13032026

Tenure: Leasehold

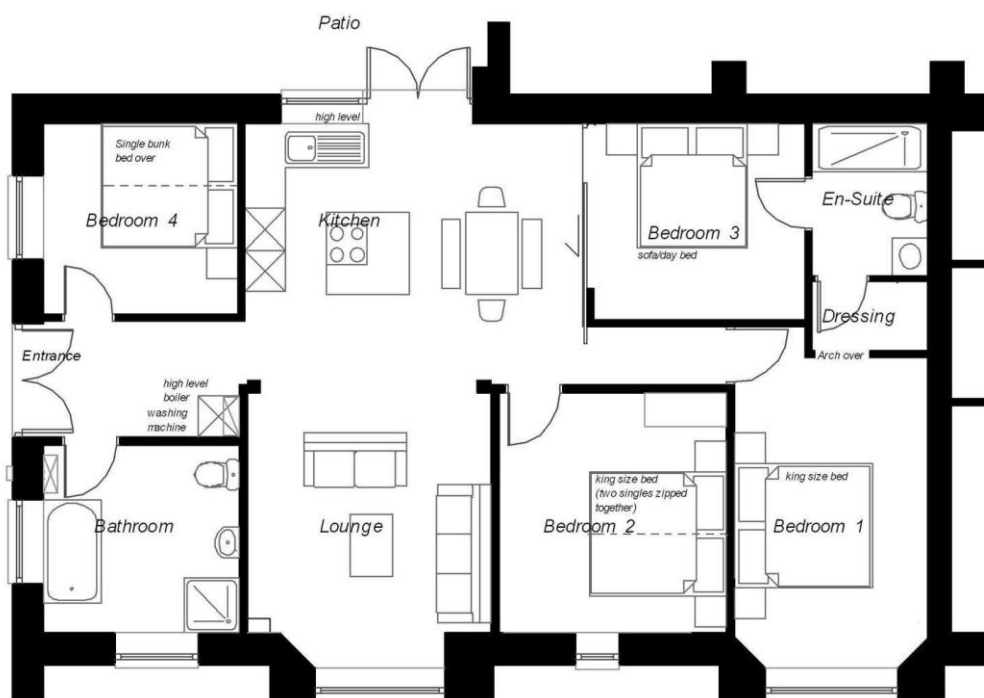
TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



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Church Hall Studio

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