

4 Ocean Road, YO21

Offers in the Region of **OIRO £509,500**

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An exceptional opportunity to acquire an established Whitby letting property, offered fully furnished and equipped, with virtually everything included in the sale, aside from a small number of the owners' personal possessions.

For purchasers looking to step straight into the hospitality sector, Park Dene offers an increasingly attractive proposition. Beautifully refurbished, meticulously maintained and thoughtfully arranged for guest accommodation, this impressive Victorian residence presents a ready-made investment where the considerable expense and effort of setting up a letting property have already been taken care of.

The accommodation comprises five beautifully presented en-suite guest bedrooms, each complete with its own beverage station, alongside a stylish sixth bedroom currently utilised as owners' accommodation. With six bedrooms, seven bathrooms and generous additional living space, the property offers an excellent balance of guest facilities and practical accommodation for those wishing to operate the business themselves.

What truly sets Park Dene apart is the comprehensive nature of the sale. The owners are prepared to include the furniture, furnishings and equipment, allowing an incoming purchaser to take over a fully appointed property without the usual costs and complications of starting from scratch. Only a small number of personal items will be excluded, with the final inventory to be agreed.

Throughout, the property combines elegant Victorian character with contemporary finishes, creating welcoming and comfortable accommodation ideally suited to Whitby's popular visitor market.

Externally, a charming, low-maintenance courtyard provides an inviting outdoor seating area, whilst the property's enviable position just moments from West Cliff and the beach places guests within easy reach of Whitby's restaurants, independent shops, attractions and spectacular coastline.

Now offered at a new asking price, Park Dene represents an opportunity to purchase a complete, ready-to-operate hospitality property in one of Yorkshire's most established coastal destinations.

Whilst the property also offers potential as a beautiful permanent residence, its immediate appeal lies in its existing letting configuration, exceptional presentation and the opportunity to acquire the contents as part of the purchase.

A property, a complete package and an opportunity to get started without starting from scratch.

Viewing is highly recommended to fully appreciate the scale, flexibility and quality of accommodation on offer.

Bedrooms: 6 | **Bathrooms:** 7 | **Receptions:** 1

Tenure: Freehold


Love
CRAZY



















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