



01947 601301

'AWD TUTS' COTTAGE, 2 NEW WAY GHAUT

2 BED COTTAGE



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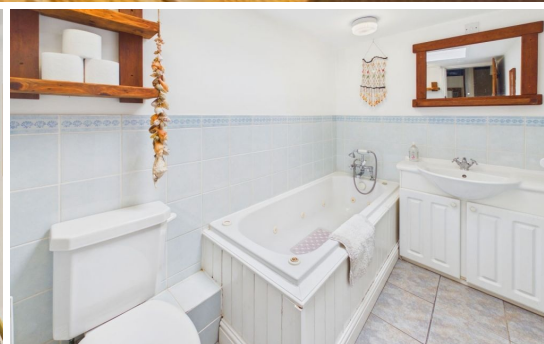
PROPERTY FEATURES

- Period Cottage close to a Sandy Beach
- 4 Floors of Accommodation & a Private Patio
- Open Plan Living Room/Kitchen with Beamed Ceiling
- Modern Kitchen with Fitted Cabinets & Integrated Appliances
- 2 Double Bedrooms & 2 Bathrooms, Including En-Suite
- Gated Yard with Patio & Basement Storage
- An Established Holiday let that comes Fully Furnished
- Lies in the Heart of the Old Town & Yards from the Water
- Grade II Listed Property within a Conservation Area

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **2**
Reception Rooms: **1**
Outside Space: **YARD**

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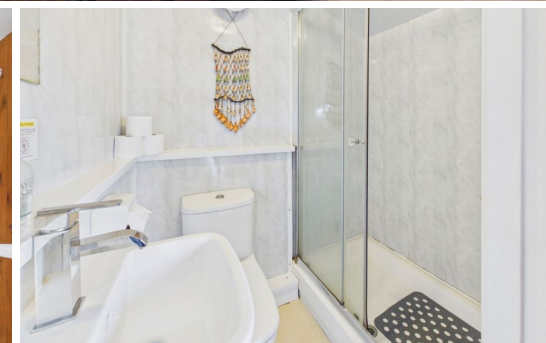
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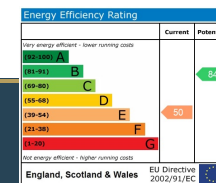
'AWD TUTS' COTTAGE, 2 NEW WAY GHAUT- 2 bed Cottage -£239,950



Hope & Braim are delighted to present 'Awd Tuts' Cottage, a charming Grade II Listed period cottage occupying a wonderful position within Whitby's historic Old Town Conservation Area, mere yards from the water and a sandy beach. Arranged over four floors, this characterful cottage offers an established holiday let opportunity, sold fully furnished and ready for immediate letting or use as a delightful bolthole by the coast. The heart of the home is the open plan living room and kitchen, where a beamed ceiling adds genuine period charm to the space. The kitchen itself has been fitted with a range of cabinets and integrated appliances, blending practicality with the cottage's traditional character. The accommodation includes two double bedrooms and two bathrooms, one of which is en-suite, offering flexibility and comfort for guests or owners alike across the cottage's multiple levels. Externally, a gated yard provides a private patio area, perfect for al fresco dining or simply enjoying the coastal air, while the ground floor offers additional storage space the same dimensions of the living room/kitchen above and could be further developed into additional accommodation. Positioned in the heart of the Old Town, the cottage enjoys immediate access to Whitby's cobbled streets, independent shops, harbourside pubs and restaurants, as well as the beach itself, making it a highly desirable proposition for holiday letting or as a characterful coastal retreat. Properties of this type, combining genuine period charm, a prime Old Town location and an established letting history, seldom come to the market and are keenly sought after.



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Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

