



# RICHARDSON & SMITH

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## ROSE COTTAGE, 5 GREEN LANE, WHITBY

*Whitby Town Centre ¼ mile*



**A TRADITIONAL, STONE, END-TERRACE COTTAGE, PROVIDING ACCOMMODATION OVER 3 FLOOR LEVELS INCLUDING 3 BEDROOMS. MODERNISED AND WITH VIEWS OVER THE TOWN, THIS PROPERTY LIES A LEVEL WALK FROM THE TOWN CENTRE AMENITIES.**

Ground Floor: Kitchen & Living Room. 1<sup>st</sup> Floor: Double Bedroom & Shower Room.  
2<sup>nd</sup> Floor: Twin & Single Bedrooms. External Laundry Cupboard.

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Built of stone under a tiled roof, Rose Cottage has been created by the division of a double fronted Georgian house into two properties. Rose Cottage therefore forms the end of a short terrace and is accessed via an entrance door opening from the yard into an extension on the side of the original building.

A half-glazed entrance door opens from the yard into ....



**Kitchen:** fitted with a modern range of cream coloured, shaker style cabinet with laminate worktops, a stainless-steel sink, an electric fan oven, gas hob and concealed cooker hood. There are spaces for a fridge, freezer and dishwasher. There are windows to the front and rear and a hatch with drop down ladder up to an attic void over this single-story extension. A connecting door opens from the kitchen, up a step into ....



**Lounge:** A flexible room with a laminate floor and window to the front, plus a glass brick window to the rear.



### 1<sup>st</sup> Floor:

A door at the rear of the living room opens onto a winding staircase that rises up to a first floor landing from where doors open to ...



**Shower Room:** The bathroom has a modern white suite including a double shower cubicle with thermostatic shower fitment, pedestal wash basin and low flush WC. An airing cupboard now offers shelved storage and there is a window to the side. Laminate wet-walling, panelled ceiling and vinyl floor. Heated towel radiator and extractor fan.



**Bedroom 1:** A double room with a window to the front looking out over the town and shelved recess.



### 2<sup>nd</sup> Floor:

The staircase rises to a small landing with doors opening to ...



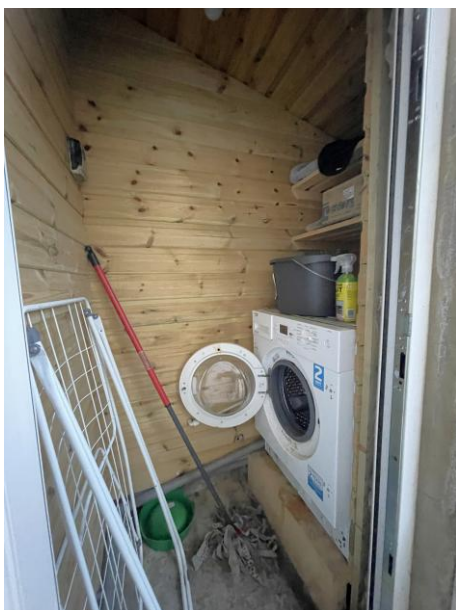
**Bedroom 2:** A twin room with a dormer window facing to the front giving views over rooftops onto the harbour and marina. A hatch opens to an eaves storage void at the rear.



**Bedroom 3:** A single bedroom, currently presented with a double bed and a dormer window facing to the front.

**Outside**

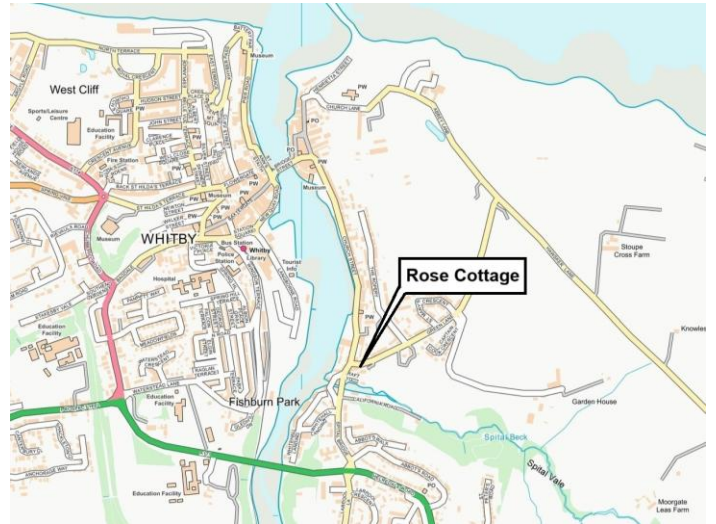
The property has a small forecourt area with a gate onto steps down to the street and a small outbuilding which provides storage and space for an automatic washing machine.



A second outbuilding belongs to No.4 Green Lane.

**GENERAL REMARKS & 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.



**Directions:** From the town centre, cross the swing bridge onto the east side of the river and then drive south along the harbourside on Church Street. Green Lane lies on your left hand side, running east up towards the Abbey plain and headland, and Rose Cottage is No.5, lying at the foot of the hill on your right hand side.

**Contents:** The property is available to include the contents by additional negotiation.

**Services:** The property is understood to be connected to mains water, gas, electricity and drainage. Heating is provided by a gas fuelled boiler and radiators.

**Local Taxation:** The cottage is a commercial holiday let and therefore has a rateable value of £2,850 per annum, meaning approx. £1,422 is payable for 2025-26 before reliefs. North Yorkshire Council. Tel 01723 232323.

**Planning:** North Yorkshire Council. Tel 01723 232323. The property is not a listed building, but the area is a designated Conservation Area.

**Tenure:** Freehold. The property includes a small area of flying freehold in the corner of the living room where the main front door is used by No.4 Green Lane.

**Post Code:** YO22 4EH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTICE**

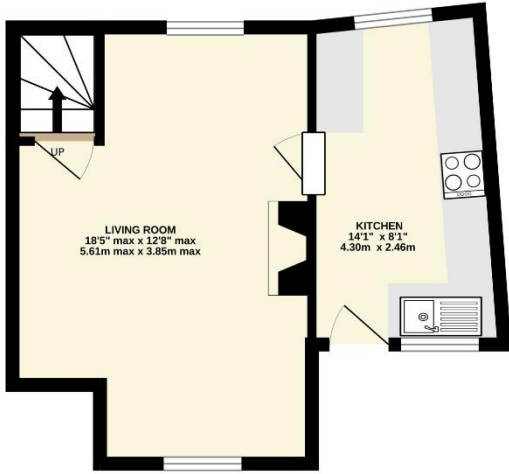
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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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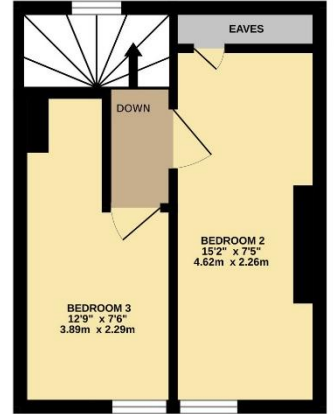
GROUND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
227 sq.ft. (21.0 sq.m.) approx.



2ND FLOOR  
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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