



# RICHARDSON & SMITH

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## HANOVER COTTAGE, PROSPECT HILL, WHITBY

*Whitby town centre ¼ mile*



**A BEAUTIFULLY PRESENTED, 4/5 BEDROOM, DETACHED PERIOD HOUSE, SET IN A SOUTH FACING POSITION, JUST A SHORT WALK FROM THE TOWN CENTRE. THIS IS A PROPERTY WITH CHARACTER AND CLASS – POTENTIALLY AN IDEAL FAMILY HOME.**

Hallway, Lounge, Conservatory, Dining Room / 5<sup>th</sup> Bedroom, Dining Kitchen, Bathroom, Laundry, Store.  
1<sup>st</sup>: Master Bedroom with Ensuite Shower Room, 3x Double Bedrooms, House Bathroom. Attic Storage.  
2x Garage / Workshops. Private Gardens and Driveway Parking.

**OFFERS ON £575,000**

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## PARTICULARS OF SALE

As names go, Hanover Cottage is pretty misleading, as this property is certainly a house and a fairly substantial, detached one at that. The property has developed over hundreds of years and greater part of it is thought to date from the mid eighteenth century, although its roots are older still, pre-dating all the property around it.



From the front garden a panelled entrance door opens into a hallway with doors off to all the principal ground floor rooms.



The main reception room is bright and airy with a sash window to the front garden and glazed double doors and windows opening through into a timber framed conservatory down the side of the building with a tiled floor and glazed external doors opening into the gardens and onto the patio.



The second reception room is currently presented as a ground floor bedroom and has a sash window to the front and an attractive period style fireplace with tiled inserts.



The house bathroom has a modern white suite including a low flush WC, wash basin, panel bath and oversized shower cubicle.



The most used room in the house is the large dining kitchen which also has a half-glazed door connecting to the conservatory. The entry point of the house from the side door from the garden and driveway comes in here and there is a modern suite of kitchen units with integrated oven, microwave, hob, cooker-hood, fridge-freezer, automatic dishwasher and stainless-steel sink unit.



The tiled floor has underfloor heating and leaded glass door opens to the hallway whilst a half-glazed door opens onto....

A short flight of steps down to a rear lobby with an external door onto the driveway. From this lobby doors open to a laundry room with points for an automatic washing machine and tumble dryer, as well as through into a large store room which houses the gas central heating boiler and has plenty of space for storage, freezers, etc. A connecting door leads into an adjoining garage workshop with double doors opening onto the driveway.



### **First Floor**

The staircase rises from the hallway to a first-floor landing with a corridor off and a leaded light ornate window facing to the rear. Panelled doors open to the bedrooms and a shower room.



The master bedroom is a good-sized double room with built-in wardrobes and 2 windows facing to the side plus a feature fireplace. A connecting door opens to an en-suite bathroom with a modern white suite including a separate shower and bath plus 2 windows to the rear.



The second bedroom is a double facing south with built-in wardrobes and two further double bedrooms face to the front and rear respectively, each with feature fireplaces.



The shower room also faces south and has a glazed cubicle, a low flush WC and a basin set in a vanity unit.



A door opens onto a tight staircase rising up to an open plan L-shaped attic over the front of the house, with a roof light opening onto a valley gutter from where a further roof light opens into a second attic space over the rear of the house.

## Outside

The house is approached over block paved driveway which provides off street parking and turning as well as access to the 2 garage workshops. The detached second garage (20' x 11'6 int) has a side door and 2 windows as well as double doors on the front, light and power.



The attractive gardens are mainly lawns, bounded by shrubs, with a patio and flowering borders immediately in front of the house. The gardens are kept private by high hedges and walls with a gate onto the pavement.



The gardens are both private and south and west facing with easy access from the house via the front door, the side door from the kitchen or from the conservatory.



## 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 head west passing through the bus station and along Bagdale, past the edge of the park. At the roundabout turn left following the road up past Hanover Terrace on your right hand side and as you crest the top of the hill, you will find Hanover Cottage on your right hand side, opposite the entrance to Meadowfields.

**Local Taxation:** The property has most recently been a commercial letting and is business rated. Rateable value £3,350. The property was previously band F for council tax. North Yorkshire Council. Tel 01723 232323.

**Planning:** The local planning authority is North Yorkshire Council. Tel 01723 232323. The property is not a listed building, but is in the conservation area.

**Services:** Mains water, gas, electricity and drainage. The property has gas central heating.

**Postcode:** YO21 1QE

**Tenure:** Freehold

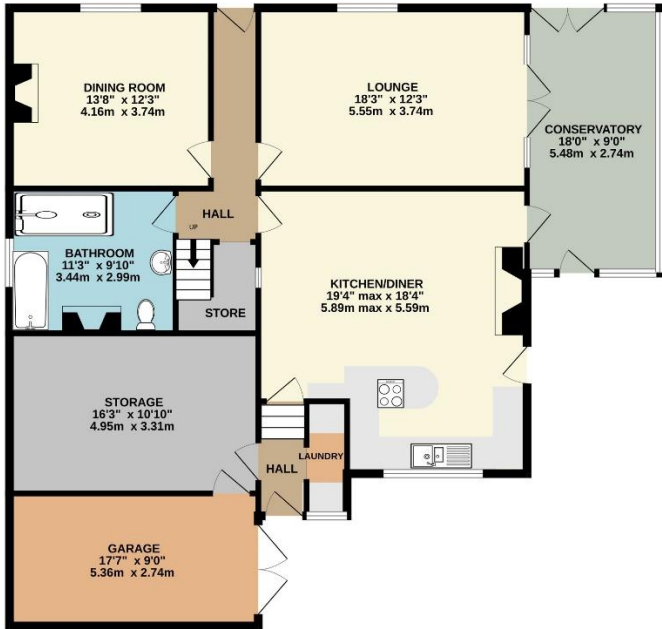
### **IMPORTANT NOTICE**

*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.*

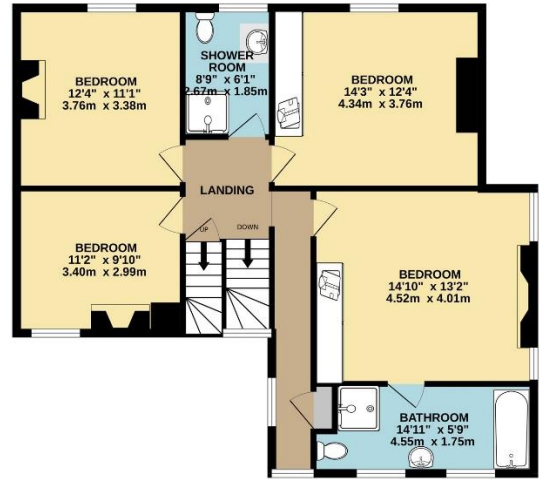
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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