PROGRESSION PROPERTY

Anstis Cottage 11, Riverside View, Larpool Lane

, Whitby, YO22 4NZ

Offers in the region of £230,000

A FANTASTIC OPPORTUNITY TO ACQUIRE A DESIRABLE 'HOLIDAY COTTAGE' IN THIS SCENIC BACKWATER POSITION CLOSE TO THE VIADUCT ON LARPOOL LANE, WHITBY. THE PROPERTY HAS SUCCESFULLY BEEN RAN AS A GOING CONCERN HOLIDAY LET FOR MANY YEARS WITH MANY RETURNING GUESTS WHO ENJOY THIS QUIETER SETTING WHICH ENJOYS VIEWS TO ALL SIDES. THE PROPERTY IS STILL WITHIN WALKING DISTANCE TO WHITBY TOWN CENTRE WHICH ALLOWS EASIER VEHICULAR ACCESS TO THE PROPERTY ITSELF & NO PARKING ISSUES THE TOWN ITSELF OFTEN FACES. THE PROPERTY OFFERS WARM & WELCOMING ACCOMMODATION, WITH A LIGHT & AIRY ENTRANCE HALL, DOWNSTAIRS CLOAKROOM, A SPACIOUS LOUNGE, & A KITCHEN DINER WHICH ALLOWS ACCESS ONTO A PRIVATE COURTYARD FOLLOWED BY A COMMUNAL LAWN. BEYOND THE BOUNDARY HEDGE IS BEAUTIFUL OPEN COUNTRYSIDE PROVIDING A WONDERFUL BACKDROP. TO THE FIRST FLOOR ARE THREE BEDOROMS, & A FAMILY BATHROOM. THE MASTER BEDROOM HAS DOORS LEADING ONTO A BALCONY ENJOYING ELEVATED VIEWS OF THE VIADUCT. THIS IS A TRULY BREATHTAKING PROPERTY!

- A wonderful 'Holiday Accommodation' opportunity to acquire a Cottage in this scenic 'edge of Whitby' spot, with Whitby being one of Yorkshire's most popular coastal destinations.
- Open views of the Viaduct to the front and beautiful countryside to the rear
- The property also benefits from 1 x allocated parking space and further visitor parking
- Gas Central Heating & Double-Glazing Throughout
- A Successful Holiday Let that comes fully furnished and is being marketed and sold as a Going Concern
- This property has a long history of successful income generation serving the buoyant Whitby market.
- EPC - Due to be carried out the week starting 21/9/26
- ** 999 YEAR LEASE WHICH STARTED IN 2001 **

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

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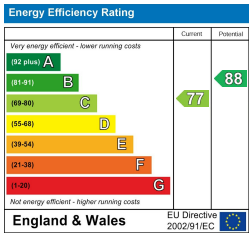
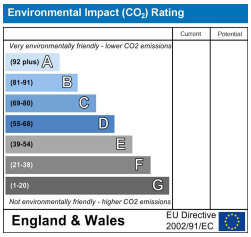
Floor Plan

Area Map

Energy Efficiency Graph





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329 Linthorpe Road, Middlesbrough, TS5 6AA
Tel: 01642 063352 Email: info@progression-lettings.co.uk https://www.progression-property.co.uk