



Ann Cordey
ESTATE AGENTS

5, Halls Yard Church Street, Whitby, YO22 4AG
Guide Price £450,000



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Having undergone an extensive refurbishment programme which blends modern styling seamlessly with the charm of the original stone built cottage. Rose Cottage occupies an elevated position within Whitby's Church Road and enjoys stunning views across the marina. Accessed via stone steps the main amenities of the this popular fishing village are all within walking distance making this an ideal and convenient spot.

The accommodation is set over three floors with spiral staircases with solid oak steps. All of the internal doors are solid oak too and there is quality flooring throughout. The decor is neutral and the immaculate presentation showcases the space on offer. A family bathroom with Villeroy & Boch sanitary ware services bedroom two, whilst the master suite on the second floor enjoys envious views and en-suite facilities. The ground floor space is open plan kitchen, dining and living with a stable door accessing the Indian sandstone patio courtyard.

Real attention to detail has been given to the design and finish of the accommodation. From arriving at the property the kerb appeal is evident with the chrome and glass balustrade to the Indian sandstone staircase and patio. External coloured lighting is available to add ambience of an evening and there is access to a further area of land that offers potential to develop further (subject to all relevant planning permission and any building regulations being satisfied).

Whitby is steeped in history and character and is hugely popular with a host of visitors at all times of the year. This property would suit a homeowner or those looking for a holiday home or investment opportunity. The town is easily accessed by road and has it's own railway station too. The property is warmed by gas central heating and is fully double glazed it is also available with no onward chain.

TENURE:
COUNCIL TAX

LIVING/DINING/KITCHEN
18'10" x 11'3" (5.75 x 3.44)

A wooden stable door opens into the ground floor living room which has a practical and stylish tiled floor. Easily accommodating soft seating and a dining table the room is open plan to the kitchen which has been well planned and is fitted with an ample range of modern, white gloss wall, floor and drawer cabinets with contrasting black work surfaces with stainless steel sink unit. The integrated appliances include an electric oven and hob with extractor hob, fridge and freezer. There is also a small breakfast bar for informal dining. The room has a window to the front and a spiral staircase which leads up to the first floor.

FIRST FLOOR

A small landing sees the spiral staircase continue to the second floor and leads to bedroom two and to the bathroom/WC.

BEDROOM TWO
12'9" x 9'7" (3.89 x 2.93)

A good sized double bedroom with views across to the marina.

BATHROOM/WC

Fitted with a quality 'Villeroy & Boch' suite comprising a panelled bath, wall hung handbasin and low level WC. There is a mains fed over the bath shower and the room is finished with travertine tiling in neutral tones and also overlooks the front aspect.

SECOND FLOOR



EXTERNALLY

The property is accessed from Church Road via stone steps. Upon reaching the properties boundary a chrome and glass balustrade encloses the final stretch of steps to the properties courtyard to the front which is designed for ease of maintenance with an Indian Sandstone patio. Look for the extra attention to detail with a ship's funnel used as a finale to the balustrade and the lobster pots to the wall of the property all providing a nautical feel and personality. Concealed lighting has been fitted externally which colour change options to provide additional ambience on an evening. There is a brick built storage shed and access to a further area of land which is within the title plan of this property which has yet to be developed and offers further potential.

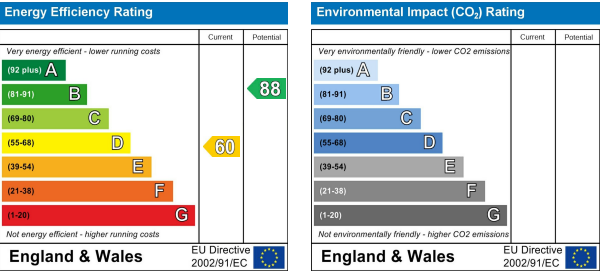
BEDROOM ONE

18'0" x 11'10" (5.49 x 3.63)

A dormer extension to the property allows for a superb master suite with a large picture window to take in the beautiful views of the marina and also enjoying wet room facilities. There is a built in storage cupboard which houses the central heating boiler.

WET ROOM/WC

Wall and floor travertine tiling with mains fed shower with glass screen, wall hung hand basin and low level WC.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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