



01947 601301

SWORDFISH
COTTAGE, 51
CHURCH STREET

1 BED APARTMENT



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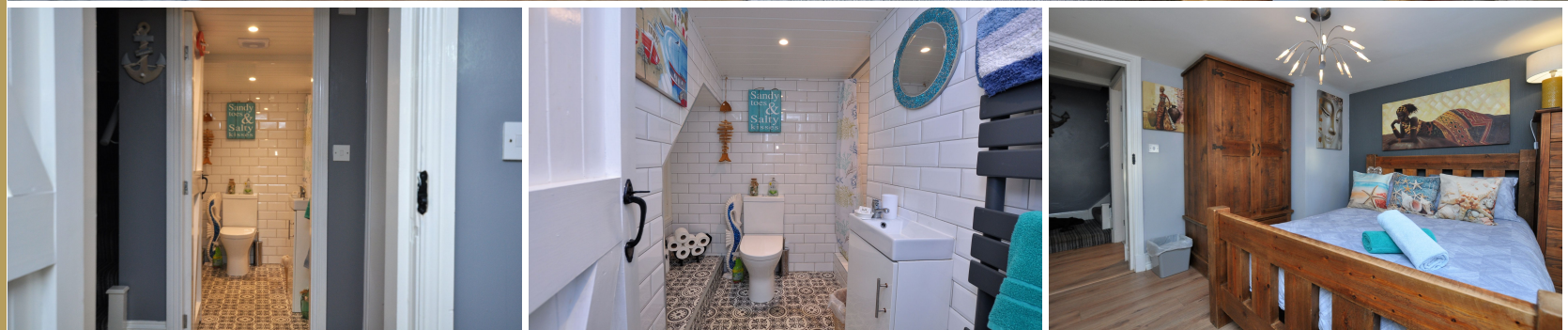
PROPERTY FEATURES

- Holiday apartment within a period building
- Beautifully presented throughout with modern fixtures & fittings
- Open plan living with a fitted kitchen
- 1 double bedroom and a fully-tiled shower room
- Successful holiday let and comes fully furnished
- Close to the harbourside and town centre
- Leasehold with a 999 year lease from 2006 and a Management & Maintenance Charge of £900 per year. There are no restrictions preventing holiday letting or keeping pets

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **1**
Bathrooms: **1**
Reception Rooms: **1**
Tenure: **LEASEHOLD**

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SWORDFISH COTTAGE, 51 CHURCH STREET - 1 bed Apartment - £168,000

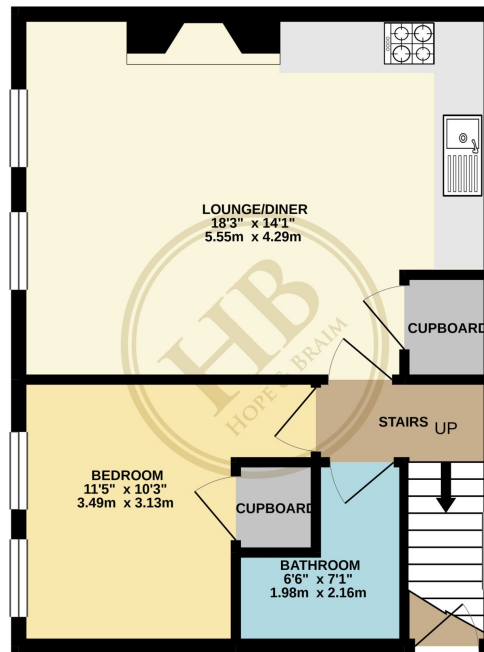


Hope & Braim are delighted to present Swordfish Cottage on Church Street in Whitby to the market. The apartment is on the lower ground floor of this Grade II Listed building that was formerly a Bank dating from the early 1800's and is now a collection of apartments that enjoy harbour views. The apartment has undergone a scheme of refurbishment and is tastefully decorated throughout. The accommodation is surprisingly spacious with the living space being open plan and having room for a sofa, dining table & seating and a fitted kitchen, along with built-in storage. There is a double bedroom and a modern tiled shower room, all benefitting from having gas central heating and windows to the front façade. There is also a communal rear yard used for bin storage. Currently the apartment is a successful holiday let and will be sold fully furnished, making this a turn-key and ideal buy-to-let investment or holiday bolt-hole.



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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 434 sq.ft. (40.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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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.

