



01947 601301

THE PATHWAY
GUEST HOUSE, 2
NORMANBY TERRACE
6 BED TERRACED HOUSE



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PROPERTY FEATURES

- Well-Established Guest House
- Victorian Terrace with Period Features
- 5 Letting Rooms with En-Suites
- Separate Owners Suite
- South-Facing Garden
- Private Parking
- Westcliff Location close to the Town Centre
- Operates for 10 of 12 Months with an average Gross Income of £60,000

Type: TERRACED HOUSE

Availability: FOR SALE

Bedrooms: 6

Bathrooms: 6

Reception Rooms: 3

Parking: OFF ROAD PARKING

Outside Space: SOUTH FACING GARDEN

Tenure: FREEHOLD

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THE PATHWAY GUEST HOUSE, 2 NORMANBY TERRACE - 6 bed Terraced House - £535,000

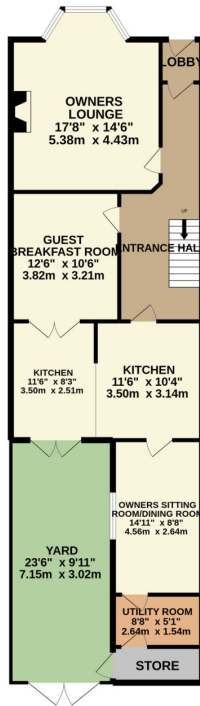


Hope & Braim are delighted to present The Pathway Guest House on Normanby Terrace in Whitby. This is a well-established Guest House that has five en-suite bedrooms and a separate owners suite with the bonus of having a South-Facing Garden and private parking. The building is a substantial Victorian Terrace that has a two-storey extension to the rear which gives a total of 2,500 sq ft of accommodation over four floors that benefit from having gas central heating. Downstairs there is an elegant lounge that is used by the owners that has period features such as a high ceiling with decorative plasterwork and a marble fireplace. There is a guest's breakfast room that has covers for up to 10 covers, an owner's kitchen and adjoining sitting/dining room with a utility and store at the rear of the property. On the first floor of the rear extension is the owner's bedroom and bathroom suite which is away from the guest accommodation at the front of the property. There are five letting rooms spread over the three upper floors that are all doubles with their own en-suite shower rooms and are in excellent decorative order. At the back of the property there is a stone-flagged yard that is secured by gates and offers the potential of private parking off the back access road. At the front is a well-kept garden that has an ornamental pond and mature planting which is a real oasis in the town centre.

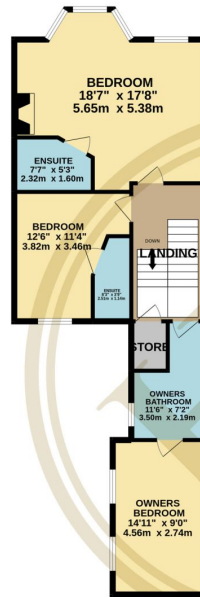


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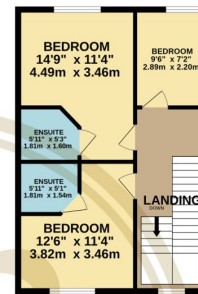
GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



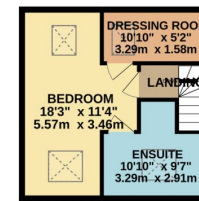
1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



2ND FLOOR
505 sq.ft. (47.0 sq.m.) approx.



3RD FLOOR
339 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 2513 sq.ft. (233.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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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.

