



01947 601301

SAILORS COTTAGE,
48 CHURCH STREET

2 BED COTTAGE



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PROPERTY FEATURES

- Charming Cottage on Whitby's Harbourside
- Period Features such as Beamed Ceilings & Fireplaces
- Cosy Lounge with Gas-Fired Stove & Views
- 2 Bedrooms & Modern Shower Room
- Recently Redecorated & Furnished
- Currently a Successful Holiday Let that can be sold Fully Furnished

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **2**
Tenure: **FREEHOLD**

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SAILORS COTTAGE, 48 CHURCH STREET - 2 bed Cottage - £285,000

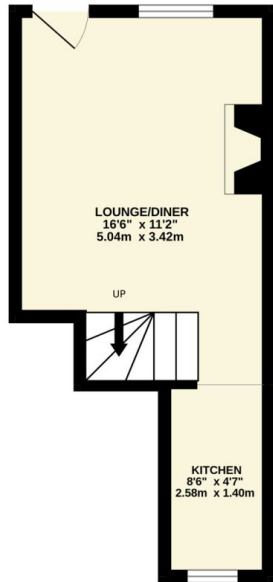


Hope & Braim are delighted to present Sailors Cottage in Whitby to the market. Located on Whitby's Harbourside is this immaculate cottage with its beamed ceilings and fireplaces, that is offered for sale as a fully furnished holiday home. The property is surprisingly spacious for a yard cottage, as it has four floors of accommodation comprising two reception rooms and two bedrooms. Downstairs there is a lounge/diner that has an attractive fireplace with a Gas-Fired Stove, and to the rear is a small, galley kitchen with fitted cabinets. On the first floor is a cosy sitting room with a brick fireplace with an oak mantle and a Gas-fired Stove, whilst to the front there is a window that overlooks the Harbour and town. Off the half-landing is a modern shower room that is fully tiled and has a three-piece suite. The top two floors are the bedrooms, comprising a double and a twin, all benefitting from having gas central heating with the boiler being in a cupboard off the landing. The cottage has been recently redecorated and furnished and is in excellent condition throughout. We feel this cottage would make an ideal holiday home or buy-to-let with a proven record of bookings, making for an attractive investment.

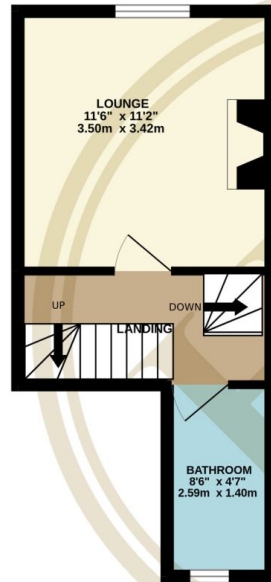


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GROUND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



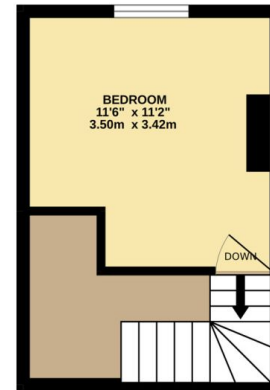
1ST FLOOR
218 sq.ft. (20.2 sq.m.) approx.



2ND FLOOR
200 sq.ft. (18.6 sq.m.) approx.



3RD FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

