



01947 601301



2 MOUNT SQUARE,
WHITBY

3 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Mid Terraced Cottage with Private Parking
- 675 Sq Ft of Accommodation over 2 Floors
- Open Plan Lounge, Kitchen/Diner & Downstairs WC
- 3 Bedrooms & Family Bathroom
- Gas Central Heating & Double-Glazing
- Currently a Successful Holiday Let that can be Sold Fully Furnished

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **OFF ROAD PARKING**

Outside Space: **YARD**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimestateagents.co.uk



2 MOUNT SQUARE, WHITBY - 3 bed Cottage - £295,000

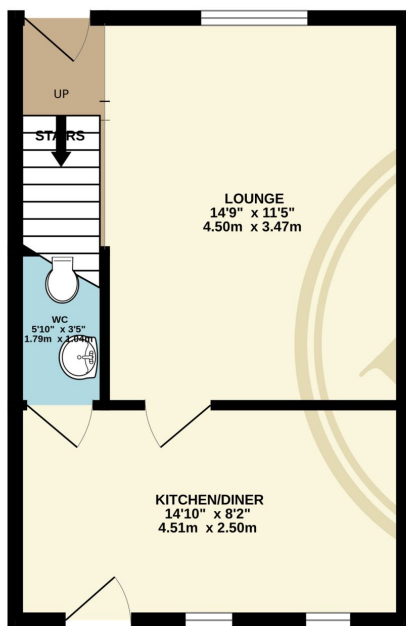


Hope & Braim are delighted to present 2 Mount Square in Whitby to the market. A modern-built cottage with beautifully presented accommodation on the inside and the all-important parking outside, all located close to the town centre and beach. Mount Square is small development tucked behind East Crescent, a Georgian Crescent, and are arranged around an internal courtyard that offers private parking and a south-facing, sheltered frontage. From your front door it is just a short stroll to Whitby's Famous Whale Bones and the Westcliff, whilst also being on the edge of the town centre and its bustling streets of shops and cafes. There is a spacious lounge with south-facing glazing that makes this light and bright, whilst to the rear of the cottage is an open plan kitchen/diner and a downstairs WC. Upstairs there are three bedrooms comprising a double, twin and a single plus a bathroom with a modern, white three-piece suite, all benefitting from having gas central heating and double-glazing. There is a small yard to the rear and an allocated parking space in front which is quite rare this close to the town centre. The cottage has been very well-maintained and can be sold fully furnished with forward bookings making this a turn-key property and an attractive investment.

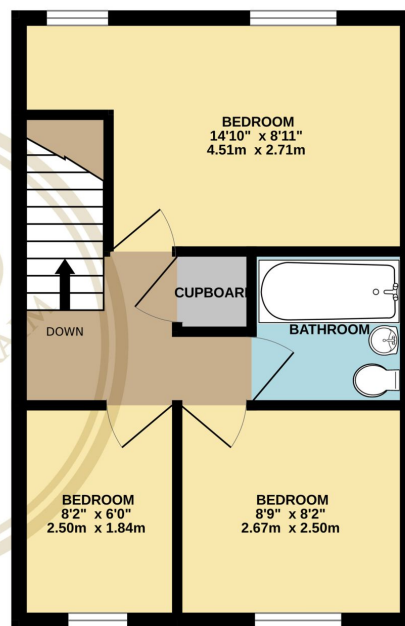


2 MOUNT SQUARE, WHITBY - 3 bed Cottage - £295,000

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		75	
(55-68) D			
(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.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

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.

