



01947 601301

CALICO COTTAGE, 3 WHITE HORSE YARD

1 BED COTTAGE



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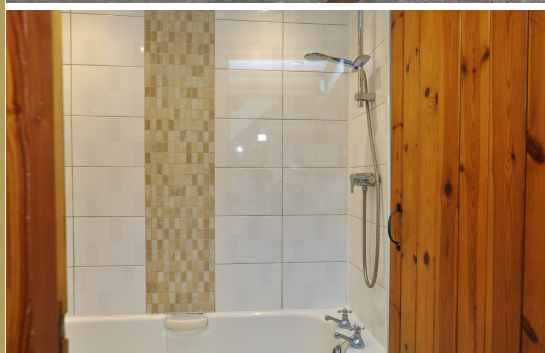
PROPERTY FEATURES

- Character Cottage tucked away in an Historic Yard
- 450 Sq Ft over 3 Floors of Accommodation
- Downstairs Kitchen/Diner & Bathroom
- First Floor Lounge & Upstairs Bedroom
- Gas Central Heating & Double-Glazing Throughout
- Small Yard with Useful Outbuilding for Storage
- Currently a Successful Holiday Let that can be Sold Fully Furnished
- Located in the Heart of Whitby's Old Town

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **1**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **YARD**
Tenure: **FREEHOLD**

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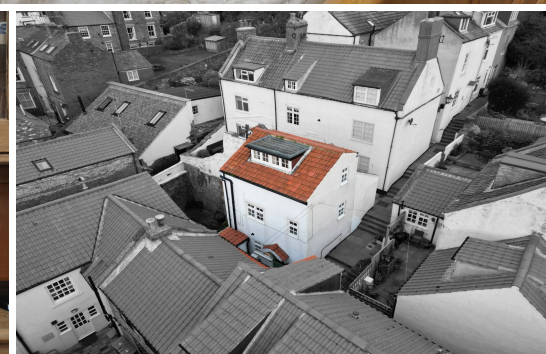
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CALICO COTTAGE, 3 WHITE HORSE YARD - 1 bed Cottage - £225,000

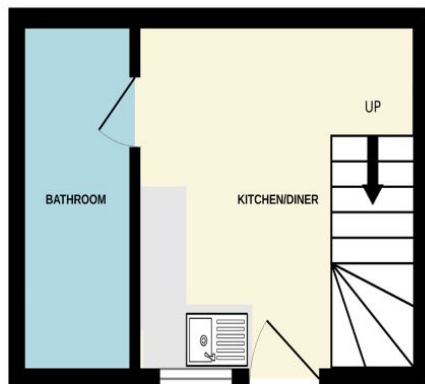


Hope & Braim are delighted to present Calico Cottage on White Horse Yard in Whitby to the market. Tucked away in one of Whitby's Historic Coaching Yards is this small but perfectly formed cottage that is the ideal coastal hideaway. This period home has the comfort of modern amenities such as gas central heating and double glazing whilst retaining the character you would expect from the former fishermen's cottage. The accommodation is spread over three floors with a kitchen/diner and bathroom downstairs, a cosy lounge on the first floor and a double bedroom on the top floor. The kitchen/diner has fitted pine cabinets tucked under the stairs plus a sink with a granite worktop by the window. A door leads to the modern bathroom that is fully tiled and has a white three-piece suite comprising a shower over the bath, a wash hand basin and WC. The lounge is light with being on the first floor and having windows on two elevations and feels spacious for two guests. The bedroom has a double bed, a vaulted ceiling with a dormer windows and a gable end window that looks out over the rooftops. The cottage is currently a holiday let and can be sold fully furnished with forward bookings, making this an attractive buy-to-let investment with the benefit of being a holiday home too.



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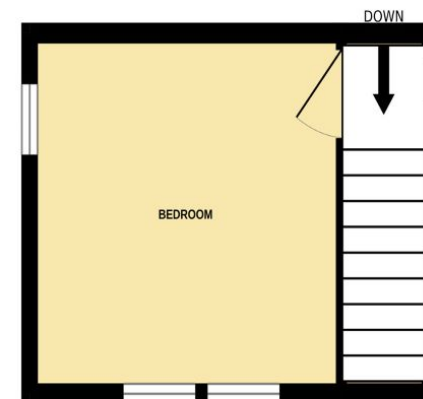
GROUND FLOOR
147 sq.ft. (13.7 sq.m.) approx.



1ST FLOOR
142 sq.ft. (13.2 sq.m.) approx.



2ND FLOOR
146 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.5 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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