



01947 601301



## LITTLE GEM COTTAGE, 1A STAFFORDSHIRE PLACE

1 BED COTTAGE



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## PROPERTY FEATURES

- Character Cottage tucked away in an Historic Yard
- Beautifully Refurbished with Quality Fixtures & Fittings
- Open Plan Reception with a Compact Kitchen
- 1 Bedroom & Modern Bathroom Suite
- Successful Holiday Let that comes with Furniture & Bookings
- Short Walk to the Town Centre & Harbourside

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

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LITTLE GEM COTTAGE, 1A STAFFORDSHIRE PLACE - 1 bed Cottage - £190,000



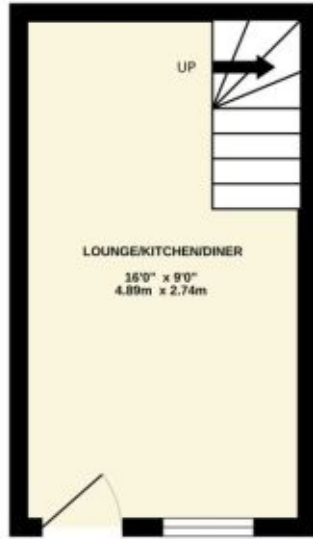


Hope & Braim are delighted to present Little Gem Cottage in Staffordshire Place, just off Flowergate in Whitby. As the name suggests this cottage is small but perfectly formed and is a successful holiday let that will be offered fully furnished with forward bookings already in place, making it an attractive buy-to-let investment. The cottage dates from the 18<sup>th</sup> century and is tucked away in a quiet corner of an historic yard just off the hustle and bustle of the town centre. More recently the property has been sympathetically refurbished with Scandi-inspired interiors that give this cottage a sense of calm. The accommodation is spread over three floors with a lounge/kitchen/diner downstairs that has a fully fitted kitchen, space for a dining table tucked under the stairs and a sofa too. Upstairs there is a landing that has space for as a reading nook, plus a modern bathroom suite and a useful storage/ walk in wardrobe under the stairs up to the top floor. On the top floor is the bedroom that is under the eaves of the roof and has a dormer window to the front and a separate WC on the other side of the landing. This cottage is beautifully presented and is a turn-key property ideal as either a holiday bolt-hole or a buy-to-let investment.

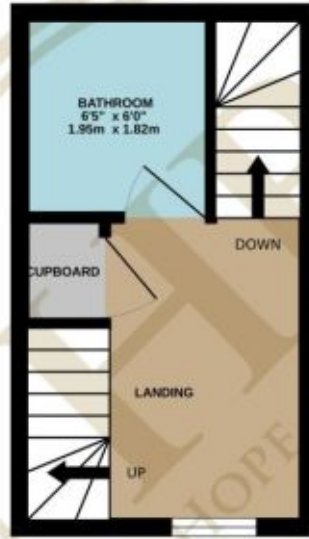


LITTLE GEM COTTAGE, 1A STAFFORDSHIRE PLACE - 1 bed Cottage - £190,000

GROUND FLOOR  
144 sq.ft. (13.4 sq.m.) approx.



1ST FLOOR  
144 sq.ft. (13.4 sq.m.) approx.



2ND FLOOR  
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.5 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
<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.