



01947 601301



IVY COTTAGE, CHURCH STREET

2 BED COTTAGE



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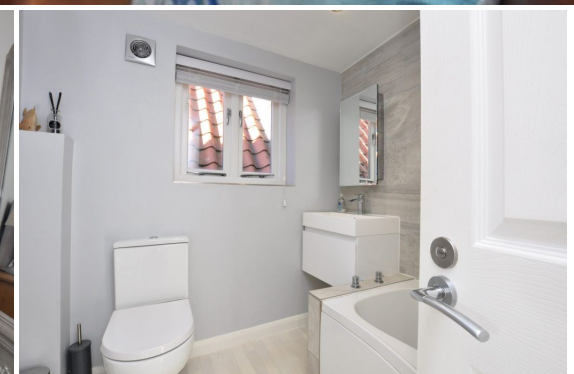
PROPERTY FEATURES

- Stunning make-over of a period cottage on Whitby's harbourside
- Open plan living space with modern kitchen downstairs
- 2 double bedrooms with a modern bathroom and separate dressing room
- Located within a South-facing yard tucked away off Church Street
- Successful holiday let and comes fully furnished
- Subject to a 100% Flying Freehold and is Grade II Listed

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **ON ROAD PARKING**
Outside Space: **YARD**
Tenure: **FREEHOLD**

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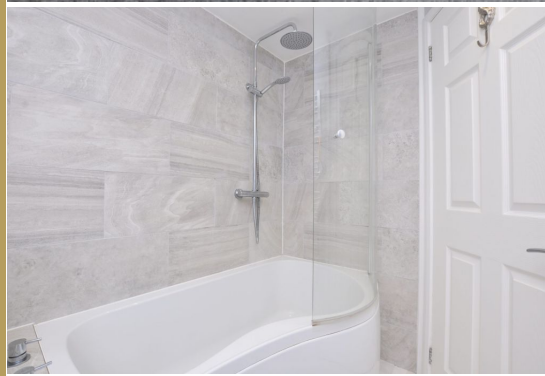
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IVY COTTAGE, CHURCH STREET - 2 bed Cottage - £265,000



Hope & Braim are delighted to present Ivy Cottage off Church Street in Whitby to the market. Here at HB we love seeing a transformation of an un-loved property into a highly desirable home and this property is such an example, in fact it is totally unrecognisable from what it was before. The property was completely refurbished from top to bottom and is now a beautifully presented 2 bed cottage with a touch of luxury and a successful holiday letting business to boot too. The accommodation is spread over 3 floors, comprising a modern open plan living room with a galley kitchen downstairs and 2 double bedrooms, dressing room and luxury bathroom upstairs, all benefitting from having quality fixtures & fittings throughout. What is commonly overlooked when looking at properties is which way does the property face? In this case the cottage faces due South so the yard is a real suntrap and there is space to sit out after a day exploring the town and coastline. The cottage will be sold fully furnished and with forward bookings in place, making this ideal for those wanting a holiday home with an immediate return on their investment. With these properties much in demand we strongly advise early viewing so not to miss out on this opportunity.

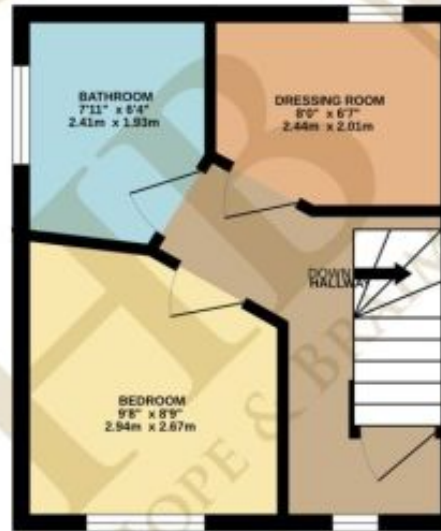


IVY COTTAGE, CHURCH STREET - 2 bed Cottage - £265,000

GROUND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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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.

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