

PROSPECT VILLA HOLIDAY APARTMENTS PROSPECT HILL, WHITBY



Elegant Victorian town house offering four well presented and versatile holiday apartments located close to the centre of Whitby town

OFFERS IN THE REGION £465,000

Substantial period property offering a wealth of versatile accommodation currently arranged as four well specified and nicely presented holiday apartments only a short walk from the centre of this popular sea side town.

Prospect Villa was converted under the careful eyes of the current owners approximately 2 years ago, who sought to retain much of the character of this Victorian building, whilst ensuring that the accommodation was arranged in a practical and versatile manner. The result is four separate apartments which provide for three letting apartments and spacious owners accommodation together with good occupancy rates and a healthy turnover. Currently run as a successful holiday letting business there is much scope for the property to be adapted into a large family home and with the ground floor having a separate access it would be ideal for those with dependants.

The building comprises the following: To the Ground and lower Ground floors is the Endeavour Suite with three reception rooms, three bedrooms; including one with ensuite, bath room, kitchen with utility and sunroom. Currently used as the Owners accommodation this apartment has a small courtyard garden to the rear with views across to the Abbey in the distance.

On the First Floor is Scorsby's Nest Apartment with recently refitted shower room and kitchen fittings, elegantly proportioned living room and two bedrooms. Caedmon's Retreat on the Second floor is a further two bedroom apartment with lovely views across to the moors at the front and across Whitby town and to the Abbey at the rear. Well named, Cook's Cabin is positioned on the top floor, with recently upgraded kitchen and bathroom with one double bedroom and living kitchen area. Central heating is gas fired which was fitted recently; the property is largely double glazed and was fully re-roofed in 2015.

Prospect Villa is located towards the top of Prospect Hill and has off street parking to the front, a rarity for town properties and is only a short walk from the centre of the town and Pannet Park to the north. Whitby is a fascinating mix of eclectic shops and high quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park



Whitby town

ACCOMMODATION COMPRISES

FRONT DOOR

Painted timber front door

ENTRANCE VESTIBULE

1.20 m(3'11") x 1.00 m(3'3")

Tiled floor. Stained glass door to;

ENTRANCE HALL

4.40 m(14'5") x 1.20 m(3'11")

Radiator. Stairs to the First Floor. Architraves. Mounded arch. Coving, Door to Endeavour Suite.

ENDEAVOUR SUITE

HALLWAY

2.50 m(8'2") x 1.00 m(3'3")

Steps down to the Lower Ground Floor.

SITTING ROOM

5.10 m(16'9") x 4.50 m(14'9")

Bay window to the front. Feature fire place with cast iron stove. Original coving. Television point. Radiator. Picture rail. Two wall light points.



BEDROOM ONE

4.20 m(13'9") max x 4.00 m(13'1")

Window to the rear. Radiator. Delft style picture rail.

Coving. Overhead fitted storage.

EN-SUITE

1.70 m(5'7") x 1.50 m(4'11")

Low flush WC. Wash hand basin. Shower cubicle. Chrome heated ladder towel rail. Extractor fan.

BEDROOM TWO

3.50 m(11'6") x 1.90 m(6'3")

Casement window to the rear. Radiator.

LOWER GROUND FLOOR

INNER HALL

Fitted store room.

DINING ROOM/BEDROOM THREE

5.50 m(18'1") x 4.50 m(14'9")

Bay window to the front. Delft style plate rack. Radiator.



KITCHEN

4.00 m(13'1") x 3.80 m(12'6")

Range of fitted wall and floor units. Stainless steel sink unit. Integrated electric oven. Gas hob with extractor overhead. Stable door to sun-room. Dishwasher point. Radiator. Internal window to the Sun Room.



UTILITY AREA

2.00 m(6'7") x 1.90 m(6'3")

BATHROOM

2.92 m(9'7") x 1.52 m(5'0")

Bathroom with wash hand basin and bath. Separate dressing area.

CLOAKROOM

1.20 m(3'11") x 0.90 m(2'11")

Low flush WC. Wash hand basin. Fully tiled natural stone floor and walls.

SUN ROOM

2.90 m(9'6") x 1.52 m(5'0")

Double glazed doors opening out onto the courtyard, Window to the side. Tiled floor.

FIRST FLOOR

CLOAKROOM

1.00 m(3'3") x 0.90 m(2'11")

Low flush WC. Sink. Window to the side

LAUNDRY ROOM

2.10 m(6'11") x 1.90 m(6'3")

Automatic washing machine point. Tumble drier point. Tiled walks. Upvc window to the side.

SCORSBY'S NEST

BEDROOM TWO

3.30 m(10'10") x 1.70 m(5'7")

Radiator. Sash window to the front. Picture rail.

LIVING KITCHEN

5.50 m(18'1") into bay x 4.60 m(15'1")

Adam style marble fireplace with basket grate and tiled hearth. Picture rail. Coving. Bay window the front with panelled surround. Matching base units incorporating single bowl stainless steel sink unit with mixer tap. Tiled splashback. Electric cooker point. Radiator.



BEDROOM ONE

4.00 m(13'1") x 2.70 m(8'10")

Window to the rear. Coving. Radiator.



SHOWER ROOM

2.50 m(8'2") x 1.50 m(4'11")

White suite; fully tiled walk in shower with Triton shower over. Low flush WC. Pedestal wash hand basin. Heated ladder towel rail, extractor fan. Wall light.



SECOND FLOOR

Stairs to the Third Floor. Window to the rear half landing

CAEDMON'S RETREAT

BEDROOM ONE

3.70 m(12'2") max x 3.30 m(10'10")

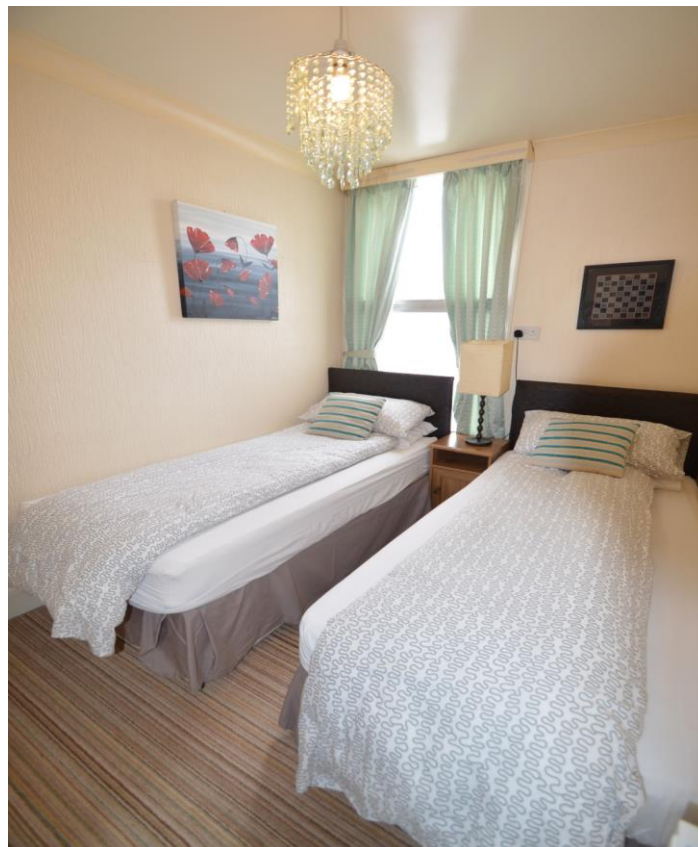
Twin sash Windows to the front with secondary glazing. Coving. Television point. Radiator.



BEDROOM TWO

3.40 m(11'2") x 2.20 m(7'3")

Sash window to the front. Radiator. Electric light point. Two casement window to the front.



LIVING KITCHEN

4.10 m(13'5") x 4.00 m(13'1")

Sash window to the rear with Abbey Views. Television point. Radiator. Coving. Matching base units incorporating single bowl stainless steel sink unit with mixer tap. Tiled splashback.



SHOWER ROOM

1.60 m(5'3") x 1.40 m(4'7")

Shower with Triton shower over. Low flush WC. Pedestal wash hand. Tiled walls. Extractor fan. Electric light and shaver point. Heated ladder towel rail.

COOK'S CABIN

LIVING KITCHEN

6.00 m(19'8") max x 2.50 m(8'2")

Three velux window to front. Matching base units incorporating single bowl stainless steel sink unit with mixer tap. Tiled splashback. Eaves storage. Radiator. Television point. Extractor fan. Recessed ceiling lights.



BEDROOM

3.80 m(12'6") x 2.50 m(8'2")

Eaves storage. Velux roof light. Electric fuses.



BATHROOM

2.40 m(7'10") x 2.10 m(6'11")

White suite: low flush WC. Pedestal wash hand basin. Bath with hand held shower attachment. Half tiled walls. Velux roof light. Radiator.



OUTSIDE

To the rear is an enclosed and very private courtyard area. Walled and very private the courtyard is ideally suited to container gardening.



GENERAL INFORMATION

- Services: Mains water, drainage, gas and electricity.
Gas central heating.
- Council Tax: Band E
- Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
- Planning: Scarborough Borough Council, Town Hall, St Nicholas Street, Scarborough, YO11 2HG. Tel: 01723 232323.
- Viewing: Strictly by appointment with the Agent's Pickering office.

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. *These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

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