Detached period property in need of some updating and improvement and with off-street parking, attractive gardens and open views to the south facing rear.

Over 1,200 sq. ft. of accommodation

Entrance Vestibule – Entrance Hall – Sitting Room – Dining Room – Kitchen – Sunroom – Cloakroom – Utility

Three bedrooms; two of which are doubles – Shower room – Separate WC

South facing lawned garden with a far-reaching aspect. Off street parking

NO ONWARD CHAIN

OFFERS IN EXCESS OF £250,000
A unique detached period property set on the outskirts of Whitby, within easy reach of the West Cliff and the town centre. White Cottage has an attractive position with views southwards over open farmland and towards the Moors in the distance.

Available on the market for the first time in over 20 years White Cottage is in need of some cosmetic updating but provides the scope to enlarge and improve to create a one-off property in a lovely location.

In brief the accommodation amounts to just over 1,200 sq. ft and comprises; entrance vestibule, entrance hall, dual aspect sitting room with open fire, further reception room, breakfast kitchen, utility and separate WC and a rear facing sunroom. On the first floor are three bedrooms; all of which are doubles, shower room and separate WC.

White Cottage is situated on Mayfield Road, heading westwards out of Whitby and is set on the southern side of the road with an attractive outlook to the rear across Ruswarp Field towards the Viaduct, across to Whitby Abbey and to the sea beyond. Well established gardens lie to the rear, whilst to the front there is space for off-street parking with scope to create further parking if required.

Whitby is a popular and picturesque seaside town with both a strong maritime and literary history. Today 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.
ACCOMMODATION COMPRIS

ENTRANCE VESTIBULE
Double doors. Part glazed and timber front door leading through to;

ENTRANCE HALL
6.20 m(20'4'') x 1.00 m(3'3'"
Electric night storage heater. Twin casements to the front. Stairs to the First Floor.

SITTING ROOM
4.24 m(13'11'') x 2.60 m(8'6"
Casement windows to the rear and side elevations. Open fire with tiled surround and hearth. Picture rail. Television point.

BREAKFAST KITCHEN
4.24 m(13'11'') x 3.58 m(11'9"
Range of fitted base and wall units incorporating one and a half bowl acrylic sink unit. Integrated electric oven with four ring gas hob. Telephone point. Casement window to the rear. Cupboard housing hot water cylinder. Automatic washing machine point. Door through to;

RECEPTION ROOM
4.20 m(13'9'"
max x 3.80 m(12'6"
max
Internal window through to the sunroom. Picture rail. Fitted shelving.

SUN ROOM
3.77 m(12'4'"
max x 1.45 m(4'9"
max
Windows to the rear and sides. Door out to the side.

UTILITY ROOM
1.20 m(3'11'"
max x 1.00 m(3'3"
max
Fitted shelving. Fitted cupboard housing fuses and consumer unit. Casement window to the front.

SEPARATE WC
1.60 m(5'3'"
max x 1.00 m(3'3"
Low flush WC. Wash hand basin. Casement window to the front.
FIRST FLOOR

LANDING
3.80 m(12'6'"") x 1.65 m(5'5'"")
Sky light. Electric night storage heater.

BEDROOM ONE
4.30 m(14'1'"") x 3.50 m(11'6'"")
Period cast iron basket fireplace. Dual aspect with windows to the rear and side. Picture rail. Shallow storage cupboard.

SHOWER ROOM
2.00 m(6'7'"") x 1.50 m(4'11'"")

BEDROOM TWO
4.26 m(14'0'"") x 3.13 m(10'3'"")
Period cast iron basket fireplace. Electric night storage heater. Dual aspect with windows to the rear and side. Picture rail.

SEPARATE WC.
1.38 m(4'6'"") x 0.66 m(2'2'"")
Low flush WC. Casement window to the front.

BEDROOM THREE
3.80 m(12'6'"") x 2.25 m(7'5'"")
Casement window to the rear. Picture rail.

OUTSIDE

White Cottage is situated on the south side of Mayfield Road with the majority of its grounds to the south facing rear of the property. At its front is an area of hardstanding used as an off street private parking area.

To the rear the garden is largely laid to lawn with a mature willow tree in the far corner and a small wildlife pond. At the side of the house is useful adjoining coal/wood store. There is an outside water supply to the property.
GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity.
Council Tax: Band E
Post Code: YO21 1LT
Planning: Scarborough Borough Council. 01723 232323
Viewing: Strictly by appointment with the Agent's Pickering office.

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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.