



Awd Tuts Cottage 2 New Way Ghaut

Whitby, YO22 4DH

£259,950

Energy Rating : E



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DESCRIPTION

Hidden away off Church Street in the heart of the town, we are delighted to offer to the market a gem of a home. This 17th Century, Grade II listed stone built Two Bedroom Terraced Cottage has immense charm and character. The 2-bedroom accommodation is arranged over three floors. The cottage is a mere 10 metres away (walking down New Way Ghaut yard) from the water's edge, a small beach area and the glorious views over the harbour and sea front. The cottage has its own, outside, walled in, private and secure patio area. Very rare on this type of property, especially in the 'old town'. Notable features include gas central heating, some secondary glazing, beamed ceilings, an open plan lounge and kitchen area, a first-floor master bathroom and bedroom and a second floor en-suite master bedroom. The lower ground floor room which incorporates a laundry room and a separate storage area, is accessed from a separate door in the walled courtyard. Many individual shops, pubs, eateries, Tate Hill beach, Whitby Abbey and the 199 steps are all within comfortable walking distance. The property is currently run as a successful holiday let with advertising on prominent sites (i.e Trip Advisor, Whitby On-Line, Airbnb and others) but also offers the opportunity for residential buyers as a freehold private sale or those looking for a holiday home. The property will be sold as seen with all equipment and furnishings etc to be included in the sale, allowing a new buyer to potentially let out immediately. Since the owner purchased the cottage, gross rental income has ranged from £14,000 to almost £35,000 per annum (annual earnings vary depending on the economic climate at the time). Future bookings into 2024 have already been taken. These bookings would be passed on to any buyer to host these guests. Presently, over £4670.00 worth of confirmed bookings are still to be taken up to July 2024. Situated in one of the oldest parts of the town, this is a wonderful opportunity to purchase something unique with its own long history and historic past. The cottage was constructed circa 1640 with the internal walls of original stone, laid there over 400 years ago by craftsmen of the day. 'Awd Tut' derives from old Yorkshire slang and means 'Old Tom'. This was the nickname given to one of the residents, a gentleman called Thomas Dryden, born in Whitby in 1866. He was a fisherman and a member of the lifeboat crew in his younger days. Rarely does a well-situated property like this one, by the harbour, become available, so please call us now to arrange a viewing.

Accommodation

From the gated wall courtyard there are steps up to the ground floor with a direct entrance into the open plan lounge with kitchen.

Open Plan Lounge with Kitchen 11' 5" x 23' 8" (3.48m x 7.21m)

Secondary glazed bow window, additional side window, two radiators, staircase off to the first floor. The kitchen incorporates wall and base units with cupboards and drawers, wood effect worktops, built in gas hob and a fan assisted electric oven and a coloured single drainer and unit with mixer tap. Beamed ceiling.

First Floor

Landing

Side aspect window.

Bedroom 2 10' 11" x 8' 10" (3.32m x 2.69m)

Secondary glazed bow window, radiator, beamed ceiling and a built in double wardrobe.

Bathroom

White three piece suite comprising of a low flush wc, jacuzzi bath with a chrome hand held shower attachment, wash hand basin with vanity cupboards below. Roof lantern, half tiled walls and a radiator.

Second Floor

Turning staircase with a side window.

Bedroom 1 12' 4" x 11' 2" (3.76m x 3.40m)

Tilt and turn upvc double glazed window and radiator.

En-Suite

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Internal room with a white low flush wc and wash hand basin, full length shower enclosure with a mixer shower. The walls are PVC panelled as is the ceiling. Radiator.

Lower Ground Floor

Access from the gated walled garden there is a separate entrance to this area.

Laundry Room 11' 5" x 13' 9" (3.48m x 4.19m)

Plumbing for an automatic washing machine.

Storage Room 7' 0" x 10' 0" (2.13m x 3.05m)

Useful area for storage.

Council Tax Band

Council tax band:- C if purchased as a domestic property.

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.