

THE NEW ANCHORAGE HOTEL 3 CRESCENT TERRACE, WHITBY



£680,000 Prom
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sited on the West Cliff with direct sea views this well established hotel has 11 letting rooms (9 en-suite) and a self contained 2 bedroom owners flat. Beautifully presented throughout, the property also benefits from gas central heating and is partly double glazed. There is parking space to the rear for up to 3 cars and most doors are activated by an electronic door locking system.

Located on Whitby's West Cliff overlooking the sea and within approximately 1/2 mile of the town centre.



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GROUND FLOOR

ENTRANCE HALL

With a radiator, window to rear and stairs to both the first and lower ground floors.



DINING ROOM (22'9 x 18'6 excluding recesses)

Has a bay window to front, 2 radiators, a period style fireplace in a brick surround and caters for 24 covers.



KITCHEN (16' x 9'9)

Fitted with a range of base and wall cupboards including a double bowl double drainer sink unit and a window to rear.

LAUNDRY ROOM

With a window to rear and plumbing for an automatic washer.

FIRST FLOOR

HALF LANDING

With a window to rear.

BATHROOM

Which is tiled, contains a w.c. and panelled bath with mixer shower and is used with Room 3.

LANDING

With stairs to the second floor.

ROOM 1 (16' x 15'6 max)

Has a recessed cupboard, window to rear, radiator and **En-suite** comprising a shower cubicle, pedestal wash basin, w.c., an extractor fan and a fitted wall cupboard with shaver point.

ROOM 2 (21' x 16')

Having 2 radiators and a bay window to front from which there are panoramic sea and coastal views. There is also an **En-suite** with similar fittings to those above.



ROOM 3 (12'3 x 7'3)

Has a radiator, vanity unit and a window to the front giving extensive sea views. This room also has the exclusive use of the bathroom on the half landing below.

SECOND FLOOR

HALF LANDING

With a window to rear and Storeroom which also has a window to rear.

LANDING

With stairs to the third floor.

ROOM 4 (16'3 x 15'6 max)

Has a window to the rear, radiator and recessed cupboard. There is also an **En-suite** which has partly tiled walls, an extractor fan, shower cubicle, w.c, pedestal wash basin and fitted wall cupboard with shaver point and lights.

ROOM 5 (16'9 x 11')

Having a window to front providing sea views and a radiator. There is an **En-suite** with partly tiled walls containing a shower cubicle, pedestal wash basin, w.c, extractor fan, shaver point and light.



ROOM 6 (12' x 7')

Has a radiator, window to front giving a sea view and **En-suite** similar to Room 4.

THIRD FLOOR

HALF LANDING

With a window to rear.

LANDING

On which there are two linen cupboards.

ROOM 7 (15'6 x 9'9)

Has a window to rear, radiator and a recessed wardrobe. There is an **En-suite (6'3 x 6'3)** comprising a shower cubicle, w.c, pedestal wash basin, heated towel rail, extractor fan and window to rear.

ROOM 8 (16'9 x 10'9)

With a recessed wardrobe, radiator, window to the front giving sea views and

En-suite comprising a w.c, pedestal wash basin, shower cubicle, extractor fan and shaver point.



ROOM 9 (12'9 x 7'3)

Has a radiator and window to front with similar view. There is an **En-suite** which has a shower cubicle, pedestal wash basin, w.c, shaver point and extractor fan.

BATHROOM

Used exclusively by Room 11 and having a shower cubicle, pedestal wash basin, w.c, extractor fan and shaver point.

FOURTH FLOOR

LANDING

On which there is a Fire Exit and loft access.

ROOM 10 (15'3 x 10'9)

Having a beamed ceiling, eaves storage cupboards to front and 2 double glazed velux windows to the front providing panoramic sea and coastal views. There is an **En-suite** comprising a shower cubicle, w.c, pedestal wash basin, shaver point and light and a double glazed velux window to front.

ROOM 11 (16'3 x 9'6)

Uses the Bathroom on the floor below and has an eaves storage cupboard to the rear, double glazed velux window to rear, pedestal wash basin and beamed ceiling.

LOWER GROUND FLOOR

OWNERS' FLAT

HALLWAY

With a part glazed door at the rear.

LOUNGE (16' x 15'3)

A spacious room with a window to rear, radiator, a glazed recessed cupboard, recessed wardrobe and storage area and c.c.t.v. covering the main entrance hall above.

BEDROOM 1 (20'6 x 10' max)

Having 2 windows to front and a radiator.

BEDROOM 2 (20'6 x 8'3 max)

Also with 2 windows to the front and a radiator.

INNER HALL

Which has a radiator and gives access into:

WALK-IN STORAGE CUPBOARD

Housing the hot water cylinder and central heating boiler.

KITCHEN (10'9 x 6')

Fitted with a range of base and wall cupboards incorporating a single drainer sink unit, electric oven with gas hob and extractor hood and plumbing for an automatic washer.

BATHROOM (6'9 x 5'9)

Tiled with a window to the side and suite comprising a panelled bath with shower over and screen, w.c and a vanity unit.

OUTSIDE

The frontage has two gravelled areas with garden borders whilst at the rear there is a small patio with an outside tap and steps up to a gravelled parking area for up to 3 cars.

VALUE ADDED TAX Value Added Tax may be payable on the purchase price and/or rent and/ or other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

VIEWINGS

Strictly by appointment through sole selling agents.

MEASUREMENTS are only very approximate and their accuracy is in no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpet or furnishings.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS **Conditions of receiving Jacksons Property Service particulars.**

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract or sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document. Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are; give notice that (a) these particulars are prepared for the convenience of any intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries or inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) The vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.