



Access Statement for Ammonite Cottage, 7 Riverside View, Whitby

Introduction

Our self-catering cottage is a two storey mid terrace property. We have tried to provide as much information as possible in this statement; if you have any queries do call. We look forward to welcoming you.

Pre-Arrival

- We have a website – visit www.whitby-cottage.com
- Bookings/enquiries can be made via our website, phone, via the North Yorkshire Tourist Information Centres and at www.holidaylettings.co.uk
- The nearest bus stop can be found on Scarborough Road which is approximately half a mile from the property
- The nearest bus station and railway station can be found in the town approximately a mile from the property
- There are accessible taxis on New Quay road adjacent to the railway station
- The nearest RADAR toilet is in the town close to the Railway Station

Arrival and Car Parking Facilities

- Entrance to Riverside View is via the entrance off Larpool Lane, signposted to Captain Cook's Haven
- Parking is available directly in front of the property
- The car park is sloped and block paved.
- Access to the cottage from the car park is via a sloping paved footpath
- The cottage nameplate is clearly visible from the car park

General Information

- All doors are standard width
- All carpets are light coloured short pile
- All walls are painted in a light colour
- All rooms have good light
- Smoke alarm and carbon monoxide detector fitted

Main Entrance

- The entrance is a standard threshold with an inward opening door into inner entrance hall
- From the hall standard doors lead into the lounge and ground floor cloakroom
- There is a standard staircase to the first floor

Lounge, Kitchen Diner

- The lounge is open plan with an arch of approximately 2m wide leading to kitchen diner
- Kitchen diner is tiled flooring
- Lounge contains two black leather sofas and one small low back cream armchair
- Two coffee tables sit central in the lounge
- All furniture is moveable
- Teletext TV provided with remote control sits on top of light wood unit against the wall.

Also available are DVD and music centre

- Double French doors lead from the lounge directly to the front of the property
- Kitchen comprises of a range of base and wall units
- Kitchen worktop and hob is of standard height
- Hob is gas, oven is electric with drop down door
- Fridge freezer unit has fridge above freezer
- Dishwasher has drop down door
- Washer drier is front loading
- Dining table has 6 standard chairs without arms
- Double French doors lead from the dining area to the external wooden decking. There is a step down to the decking area

Downstairs Cloakroom

- Tiled flooring
- Door opens outwards
- White standard height toilet and column washbasin

Stairs and Landing

- Standard straight staircase to first floor landing covered by short pile carpet
- All doors from landing open inwards
- Spindled banister rail on landing
- No natural light to landing. Night light fitted

Bedroom 1

- Full size bunk beds provided
- Sheets, duvet covers and pillow cases are poly-cotton
- Non-feather pillows and duvets are provided
- Short pile carpet

Bedroom 2

- Double bed provided with access to both sides
- Sheets, duvet covers and pillow cases are poly-cotton
- Non-feather pillows and duvets are provided
- Short pile carpet

Bedroom 3

- Double bed provided with access to both sides
- Sheets, duvet covers and pillow cases are poly-cotton
- Non-feather pillows and duvets are provided
- Short pile carpet
- Double French doors lead to wooden balcony area containing patio table and 4 chairs
- Access over low level step

Bathroom

- Non slip vinyl flooring
- Bath with shower over
- Glass shower screen
- White standard height toilet and column washbasin

Additional Information

- The cottage is no smoking
- Pets are not allowed
- Mobile phone reception is good

Contact Information

- Address: Ammonite Cottage, 7 Riverside View, Larpool Lane, Whitby, YO22 4NZ
- Website: www.whitby-cottage.com
- Local public transport numbers : Bus Arriva travel line 0871 2002233 Train 08457 484950
- Local taxi number: White Rose Taxis 01947 604604
- Shopmobility: Esk Valley Mobility, Church St, Whitby DAG Flowergate, Whitby

We welcome your feedback to help us continually improve. If you have any comments please contact us via email at info@whitby-cottage.com or by phone on 01642 306065.