



Access Statement for Water's Edge Cottage, 15 Riverside Walk, 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 Walk 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 level block paved with gravel surround
- Access to the cottage from the car park is across gravel, and along a short paved path to the front step
- The cottage nameplate is clearly visible from the car park

General Information

- All doors are standard width
- With the exception of downstairs cloakroom, all doors have door closers on them which means they do not stay ajar on their own and can feel heavy to open
- 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

- There is one step up to the standard threshold entrance which has an inward opening door into the kitchen

Kitchen Diner

- Kitchen diner has tiled flooring
- Double French doors lead from the dining area directly to the rear 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 and freezer units are under the counter
- Dishwasher has drop down door
- Washer is front loading
- Dining table has 6 standard chairs without arms
- Small light wood coffee table on top of which sits a music centre

Hall/Downstairs Cloakroom

- Tiled flooring in both hall and cloakroom
- Rear entrance door with glass panels opens inwards
- Door opens outwards from cloakroom
- White standard height toilet and column washbasin

Stairs and Landing to all floors

- Standard height staircase with two turns to both first and second floor landings covered by short pile carpet
- All doors from landings open inwards
- Spindled banister rail on landings
- No natural light to landings. Night lights fitted

First Floor

• 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

• Lounge

- Short pile carpet
- Corner sofa unit to left of door
- Teletext TV provided with remote control, video and DVD player
- 2 's' shaped arm chairs
- Low level bookcase
- Light coloured coffee table
- French doors lead onto wooden balcony area containing patio table and 4 chairs

Bathroom 1

- Vinyl flooring
- Bath with shower over
- Glass shower screen
- White standard height toilet and column basin

Second Floor

Bedroom 2

- Double bed provided with access to both sides
- Sloping ceiling with velux window
- 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 although this is limited by the sloping ceiling
- Sheets, duvet covers and pillow cases are poly-cotton
- Non-feather pillows and duvets are provided
- Short pile carpet

Bathroom 2

- Vinyl flooring
- Bath
- 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: Water's Edge Cottage, 15 Riverside Walk, Larpool Lane, Whitby, YO22 4NY
- 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.