

# Rusty Cottage

## Access Statement

### Page 1

#### Introduction:

Rusty Cottage is a 2 bedroom stone built cottage, situated on a new development overlooking the River Esk. The cottage has a garden at the back and a sunken patio area at the front with a garden table, chairs and various container plants. There is also parking for two vehicles.

The cottage has gas central heating and a remote control electric fire. There is a downstairs toilet and wash basin and the main upstairs bathroom has a full sized bath with electric shower over. Rusty Cottage is fitted with high quality carpets, none slip vinyl flooring, Dorma bedding, Royal Doulton china and stainless steel cutlery.

#### Arrival:

On arriving into Whitby town centre, head towards the bus station and take the road immediately to the right (Windsor Terrace). Go past the Library and keep to the left passing Railway Cottages until the road bends to the right. At this point you will see an incline - Gledhill Drive to the left. Rusty Cottage is the second cottage on the right.

Front door measures 87cms, the lock is 94cms from the floor.

#### Entrance Hall:

Small hallway with staircase. 12 stairs leading to small landing with access to Bedroom 1 and Bathroom. Door to lounge measuring 83cms with wall switches for hall, landing and external lights.

#### Bathroom:

Door measuring 68cms wide. Toilet 40cms high. Sink 60cms high. Bath with electric shower, wall mounted towel rail, wall mirror/cabinet. Two white free standing cabinets.

#### Bedroom 1:

Door measuring 76cms wide. Double bed 59cms high from the floor. 2 bedside cabinets with bedside lamps. Fitted wardrobe with internal mirror. Dressing table with chair and lamp. Large chest of drawers. Clock radio and remote control T.V. Laundry basket. Basket chair.

## Page 2

### Lounge/Diner:

Natural hide 2-seater and 3-seater sofas. Two drawer sideboard. Nest of three coffee tables plus central coffee table. Dining table with four armless dining chairs - table is 76cms high with 39cms space between table legs. Remote flat screen T.V. with Sky Preview and remote control DVD player.

Door leading to kitchen/utility, downstairs toilet and second bedroom is 83cms wide.

### Cloakroom:

Toilet 40cms high, sink 81cms high. Mirror, towel holder, drawer unit and wall mirror/cabinet.

### Bedroom 2:

Twin bedroom beds are 61cms high from floor. Wardrobe with internal mirror, chest of drawers, stool, 2 wooden drawer units and 2 lamps.

### Kitchen:

Door measuring 83cms. Worktop height is 94cms high. Electric oven drop down door with two shelves and grill. Gas hob and extractor fan. Radio/CD player. Slim line integral dishwasher. Various base and wall units with under-cupboard lights and main halogen spot lights in the ceiling. Door leading to the utility room is 83cms wide. Wall mounted TV.

### Utility:

Integral fridge, separate integral freezer, washer/drier, wall mounted combi boiler, fire extinguisher, fire blanket, medical box and information packs. Door to the garden is 78cms wide with two steps down into the garden.

### Rear Garden:

There are various container plants, patio with round table and 2 chairs, stone seat with path leading to second parking area and refuse bins.