

ACCESS STATEMENT FOR HILLSIDE COTTAGE, RATHWAITE HALL, SANDSEND ROAD, WHITBY, YO21 3ST

Introduction

Our self catering two storey semi-detached cottage is close to the entrance of the grounds of Raithwaite Hall Hotel. We have tried to provide as much information as possible in this statement and hope you enjoy your stay.

Pre- Arrival

Details of the property can be found at www.whitbyholidaycottages.net. There are photographs of the rooms together with location details for the property. Enquiries and bookings can be made via Whitby Holiday Cottages telephone, email, and computer bookings or in writing. This access statement is available on the website www.whitbyholidaycottages.net and in the welcome folder in the cottage. The reference number for the cottage is 034.

Directions

From the south follow the A169 from Pickering to the junction with the A171 after passing through Sleights. At the roundabout turn right onto the A171. At the next junction turn left onto the B1416 at the Victoria Farm Garden Centre. Continue on this road until you see a petrol station and Spar shop on your left. Turn left immediately after it into Love Lane. Follow this road to the junction with the A174. At this roundabout turn left towards Sandsend. After approximately half a mile turn left into Raithwaite Hall Hotel, and Hillside Cottage is the third cottage on your left.

Arrival and Car Parking

Keys should be collected from Whitby Holiday Cottages offices in Flowergate, Whitby, directions for their offices will be sent with your booking information. There are two designated parking spaces alongside the cottage.

Entrance and Hallway

There is a flat brick pathway to the front door. The front door width is 82cm, hinged to the left, lock height 92cm from the floor. There is a 3cm threshold onto a natural stone floor in the hallway. Maximum width of the hallway is 112cm.

There is a doorway of the hallway into the downstairs toilet. There is a second doorway off the hallway leading into the open plan living room dining room and kitchen.

Push light switches for the hall, downstairs toilet and outside light.

Downstairs Toilet

Door width 82cm with a 2cm threshold down to it. The toilet seat height is 42cm from the floor. The washbasin height is 83cm from the floor. Fully tiled floor and walls.

Living/Dining Room

One three seater fabric sofa and one fabric tub chair both with seat heights 42cm from the floor. One glass two tier small table, heights 43 and 59cm from the floor respectively. Two small wooden tables one 46cm and one 37cm from the floor.

Oak dining table 90cm square and 77cm from the floor. Three padded seat dining chairs without arms. All 45cm floor to seat height. One sideboard with two cupboards and three drawers, the top being 84cm from the floor.

Wall mounted TV with recordable Freesat box and DVD player with remote. Separate CD with radio and iPod cable with remote control. There is Broadband and WiFi.

Wood burning stove, door hinged to right 34cm deep, 40cm wide and 67cm from floor. The wood burner is set on a stone plinth 8cm high and 54cm square.

Door to boiler cupboard 51cm wide.

Double opening French doors, main door hinged to right, total width 148cm. There is a 5cm threshold leading into garden.

Dimmer light switch and kitchen light push switch. Natural stone floor

Self Catering Kitchen

Open plan to the living/dining room area. Worktop height 88cm from floor with sink and hob set in at this level.

Oven door is drop down to front and 28cm from floor when down. Lowest shelf is 43cm from floor.

Integral fridge and freezer below.

Integral slimline dishwasher below worktops.

Integral washing machine and combined tumble drier below worktops.

Further range of base and wall cupboards over. Larder cupboard.

Towel rail 90cm from floor. Skylight.

French double doors with main door hinged to right, 124cm wide in total, 5cm threshold leading to garden. Natural stone floor

Staircase

Carpeted stairs leading directly from living room. First stair 95cm wide and 25cm deep. Second, third and fourth stairs bend to right (ascending), 50cm at deepest point and 9cm at shallowest. All 90cm wide. Handrail is on right and begins level with fourth stair (ascending). Stairs five, six and seven are all 80cm wide and 25cm deep. Stairs eight, nine and ten bend to the right. All 90cm wide, 50cm at deepest point and 9cm at shallowest. Stairs eleven and twelve are 80cm wide and 25cm deep. All stairs are 20cm high. Stairs lead to mezzanine bedroom.

Bedroom

Five foot king size bed 61cm from floor to top of mattress. Ample floor space around bed. Gap from foot of bed to wall 92cm narrowing to 45cm in front of drawers. Large set of drawers and two bedside cabinets.

One tub chair (as living room).

TV DVD player. Radio alarm clock. Fitted carpet. One radiator. Push light switch.

Door to dressing room 77cm wide and 1cm threshold with silver edging strip.

Dressing Room

Laminate floor. Skylight. Radiator. Two push light switches to right of door.

Three fitted wardrobes with matching dressing table. Top of dressing table is 76cm from floor. Chair at dressing table (as dining chairs).

Door 70cm wide and 3cm threshold with wood and silver edging strip leading to bathroom.

Bathroom

Fully tiled floor and walls. Bath with wall mounted shower and separate hand held shower. Glass screen. Bath height 55cm. Toilet height 43cm. Washbasin 58cm from floor. Shelf above toilet 90cm from floor. Shelf above sink 122cm from floor. Towel radiator- top is 112cm from floor. Electric shaver sockets 110v and 240v.

Skylight.

Outside

Brick and shale patio and garden. Enclosed with wooden balustrade fencing 82cm to top of fence. Path leading to metal gate, hinged to left (looking out), latch 72cm from floor. Rear boundary consists of gabion wall. Patio table and four chairs. Table 75cm from floor, chairs 45cm from floor.

Additional Information

All light switches are approximately 114cm from floor. All low level electrical sockets are at a height of 50cm. Smoke detectors are fitted in the kitchen and bedroom. CO2 detector in living room.

There is gas central heating which consists of under floor heating throughout the downstairs and radiators upstairs.

Contact Information

The full postal address of the cottage is Hillside Cottage, Raithwaite Hall, Sandsend Road, Whitby, YO21 3ST.

In all instances please contact Whitby Holiday cottages, 48 Flowergate, Whitby, North Yorkshire, YO21 3BB.

Tel: 01947 603010

Email – enquiries@whitbyholidaycottages.net.