

Access Statement for  
'The Waterfront', 8 Turnbull Court, Whitehall Landing, Whitby

Introduction

Welcome to 'The Waterfront', our three bedroom second floor apartment on a modern development located on the edge of the River Esk and approximately 1,500 meters from the centre of Whitby. We have tried to provide as much information as possible in this statement and do hope you enjoy your stay.

Pre-Arrival

Details of the property can be found on [www.whitbyholidaycottages.net](http://www.whitbyholidaycottages.net). The Waterfront's reference number is 531 and internal photographs of the apartment are on the website.

Booking / enquiries can be made directly from the website, via email, telephone or letter.

The access statement is available on the website and in the 'Welcome File' in the flat.

Arrival and Car Parking Facilities

Keys for the apartment should be collected from the Offices of Whitby Holiday Cottages in Flowergate, directions for this will be sent with your booking information.

When arriving from the North on the A171 turn right at the first set of traffic lights following the A171 sign posted Scarborough. Proceed over the high river bridge and take the first left turn onto Spital Bridge. Whitehall Landing can be found on the left after approximately 50 yards. Follow the road around until you reach a T-junction. Turn left and Turnbull Court is on the right hand side.

If travelling from the south turn right onto Spital Bridge just after the pedestrian crossing and before the high bridge then as above.

Entrance Hall

You can access The Waterfront via the main door to the right of the designated parking space, no.8. The height of the lock is 1.2 meters and the front door is 85cm wide, hinged on the left. The threshold from the exterior into the entrance hall is 12cm. There is a light switch which turns on all the lights in the stairwell.

### Staircase

There are two flights of stairs with landings in between leading to the second floor landing. There are handrails on each side. The steps are 1m wide, 17cm high and 27cm deep.

### Lift

There is a lift available in the entrance hall. The lift door dimensions are 200cm high x 80cm wide and the interior dimensions are 110cm x 104cm. The apartment is on the 2<sup>nd</sup> floor.

### The Waterfront

From the lift turn right, right again and finally left. The apartment is accessed via a door with a single lock 1m high and the door is 92cm wide. The door is a fire door with a heavy self closing mechanism.

### Entrance Hall

The hall gives access to all rooms. The flooring is Amtico in a wood grain effect. A store cupboard with ironing board, Hoover & immersion heater switch is just to the left of the front door. There is a large night storage heater. The telephone for the entry system is on the wall to the right of the living room door.

### Open Plan Lounge, Dining & Kitchen Area

The door is 81cm wide and self-closing. The kitchen area has ceramic tiling. The flooring is Amtico in wood grain effect.

There is one 'L' shaped six seater leather sofa, an oval glass dining table with clearance of 75cm from the floor to the underside and dimensions of 160cm x 92cm with 1m between the legs. There are six leather dining chairs without arms. There are two easy chairs, a glass coffee table, metal shelves, large rug, mirror, wall mounted electric fire, and two bar stools 68cm high. There is a free standing electric heater.

There is a TV / VCR / DVD player with remote control. There is also a radio and CD player.

The kitchen worktop heights are 90cm high. Drop down double oven with the shelf being 18cm from the floor for the oven and 51cm for the grill. There is a circular electric hob with touch controls 90cm above floor level with electric extractor fan above.

There are nine spotlights and two striplights underneath the kitchen cupboards. There is a freestanding fridge freezer with the top shelf in the fridge 95cm above the

ground. There is 136cm headspace in front of the worktop. At the base of the sink unit there is an electric heater. There is a washer/dryer and a dishwasher.

There is a fire extinguisher & a fire blanket on the wall. A microwave is also available. The kitchen is equipped with standard crockery in the cupboards, glasses, cups, etc.

### Master Bedroom

Carpet is 80% wool in gold (short pile). The door is self-closing and 81cm wide. There is a double bed with the top of the mattress 53cm above the floor. The space available at the left side of the bed is 54cm and on the right 109cm. There is a fitted wardrobe, fitted chest of drawers, two bedside cabinets, a mirror and a TV/DVD. There is a wall mounted electric heater underneath the window.

All bedding is anti allergenic featherless pillows and quilt. There are two bedside lights.

### Ensuite

With shower cubicle, glass sink with glass fronted cabinet above and toilet. The light switch is on a pulley to the right inside. The flooring is Amtico

There is a wall mounted heated towel rail. The door is 84cm wide. The toilet seat is 41cm high. Distance to the left of the toilet is 23cm and distance to the right is 32cm. the sink height is 85cm. The shower has a step in of 24cm and is 84cm wide.

Switch for heated towel rail is outside ensuite to right of door at 39cm from floor. Shower switch with red light is above at 105cm and fan switch is above door at 218cm.

### Bedroom 2

Carpeted with a short pile (80% wool) carpet in beige. The door is self-closing & 81cm wide. There are two single beds which can be zipped together to make a double. With the mattresses being 54cm above floor level. There is 70cm of space to the left side of the left bed and 150cm to the right of the right bed.

There is a large fitted wardrobe with drawers inside and two bedside cabinets, 66cms high with two lamps. There are lights over the wardrobe with switch on the wall to the left at 104cm high. There is a night storage heater on the wall and a semi circular shelf abutting the wardrobe 98cm high.

All bedding is anti allergenic & featherless pillows and quilt.

### Family Bathroom

The door to the bathroom is 94cm wide. The light switch is on a pulley to the left just inside.

Toilet seat is 41cm high. Distance to the left of the toilet is 21cm & distance to the right of the toilet is 107cm.

The double sink height is 87cm high.

Shower bath height is 54cm, length 168cm & 61cm wide. Free floor space is 120cm x 170cm. There is an electric shower available over bath.

There is a wall mounted heated towel rail. The switch for this is outside to the right of the door at 41cm.

Electric overhead light / shaver point. There are 3 spot lights in the ceiling

The fan switch is above door in hall at 218cm and the shower switch is to the right of the door with red light at 114cm

Flooring is Amtico.

### Bedroom 3

Carpet is 80% wool in beige (short pile). The door self-closing & 81cm wide. There are metal bunkbeds, the bottom mattress is 44cm and the top mattress is 134cm. There is a metal ladder to reach the top bunk.

There is a chest of six drawers 73cm high and two bedside cabinets 49cm high. There are two bedside lamps.

### Convenience Stores

There is a convenience store half a mile away on the main Scarborough Road called Helredale Stores. Turn right out of Whitehall Landing and turn left upon reaching the A171. It is on the left. This sells basic groceries and newspapers and you can hire videos. There are several supermarkets in Whitby, the nearest being the Co-op. Turn left at the junction to Spital Bridge from Whitehall Landing and follow the road down into Whitby over the old swing bridge, bear left and then at the roundabout turn left again and you will see the supermarket on your right. The Tourist Information Centre is opposite on your left. The Train Station is to the right of the Co-op and if you continue over the roundabout the Bus Station is just past the pedestrian crossing on your left.

### Outdoor Facilities

There is a bin store at the bottom left hand corner of the building.

There is a promenade adjacent to the river. It takes approximately 10 minutes to walk into town.

There is also a seal who regularly likes to swim up and down the river!

#### Additional Information

Smoke detectors fitted in open plan living room and both bedrooms.  
Telephone entry system  
Electric heating throughout

The nearest bus stop is on Church Street, approximately 100 meters away. The nearest taxi rank is just over the old swing bridge following the road round to the left.

There is a folder to be found on the glass shelves giving operating instructions for all appliances which also includes details of attractions and places of interest in the Whitby area.

Any further problems please call the Maintenance Manager, Chris Roper, on 07748848752

Pets are not allowed & the apartment is strictly non-smoking.

Contact Information :  
Whitby Holiday Cottages  
48 Flowergate, Whitby  
YO21 3BB

Tel: 01947 60 30 10

Email: [enquiries@whitbyholidaycottages.net](mailto:enquiries@whitbyholidaycottages.net)

Web: [www.whitbyholidaycottages.net](http://www.whitbyholidaycottages.net)

The full address of the property is

The Waterfront  
8 Turnbull Court  
Whitehall Landing  
Whitby, North Yorkshire  
YO22

We look forward to reading your comments in our Visitor's Book and hope to see you again soon.

