

Access Statement for Halfpenny House

Introduction

Halfpenny House is a modern three bedroomed semi-detached house on three floors in a quiet cul-de-sac near the harbour and a ten minute walk from the town centre. There is a slope down from the house to the main road and then a level road and pavements to the town centre. Supermarket, library, bus station, rail station and tourist information centre 10 minute walk away.

Pre-Arrival

- We have a website, with pictures of all rooms.
- Bookings/enquires can be made through our agent, Whitby Holiday Cottages via e mail or telephone or in person.
- A map and directions are provided on our website and with confirmation of bookings.
- The nearest bus stop is at Station Square and is the main bus station for Whitby. It is 500m away.
- The railway and North Yorks Moors steam railway is located in Station square 500m away.
- Taxis are available at the station entrance at Station Square.
- This access statement is in our welcome file in the house.

Arrival & Car Parking Facilities

- Keys can be collected from our agent Whitby Holiday Cottages (Astins) in Flowergate.
- Emergency keys can be arranged by telephoning Whitby Holiday Cottages on 01947 603010
- The house has a large garage under the property and a separate designated parking place.

Main Entrance

- The main entrance is approached from Gledhill Drive. The house can also be accessed from the garage. All interior doors are fire doors.
- The front door is 80cm wide. It opens into a hallway and onto a flight of 13 stairs up to the kitchen.
- Light switches for the kitchen are located by the door to the living room and by the rear door of the kitchen on the righthand side door casing.
- The Welcome Pack is located in the kitchen on the dining table.

Hall, Stairs, Landing, Corridors etc

- There is a hallway at the main entrance off Gledhill Drive. This leads to a flight of 13 stairs up to a hallway and door which leads to the kitchen.
- The rear door of the kitchen leads to a hallway and toilet and the rear door of the property. A flight of 12 stairs leads to a landing at 90 degrees to the stairs. There is a hand rail.

Lounge

- Door leads from kitchen.
- Laminate wood floor covering with large rug situated by the two sofas.
- Two leather sofas, one two seater and one three seater with pull out king size bed (mattress height when open 45cm) and two tub armchairs in leather.
- There is a sideboard, three nesting side tables and large coffee table.
- The television has remote control. There is a CD player, DVD player and radio.

Dining Room

- Dining is provided in the large kitchen. There is an extending dining table (maximum size 90cm wide x 230cm long x 74cm high) to seat eight people.
The maximum access height without hinderance under the table is 60cm.
- Patio doors lead from the kitchen to the patio. There is one step.
- The rear door from the kitchen leads to a hallway with a toilet/washbasin and stairs to the bedrooms.

Laundry

- A washing machine is located in the kitchen, built under the worksurface.
- A tumble dryer is located in the utility room off the garage.
- An airing rack and ironing board is provided in the utility room.

Outdoor Facilities

- From the kitchen through patio doors is a large patio.
The bottom door frame is 6cm high and the step down onto the patio is 14cm high.
- The patio is built of stone with an even, slip resistant surface.
- Patio furniture is provided.

Outdoor Facilities (cont)

- Adjoining the patio is a steeply sloping garden area which is not suitable for any access and is enclosed by a wall.
- The patio leads to a separate path down the side of the house onto Gledhill Drive. This path is sloping and has two steps on it.

Bedrooms

BEDROOM 1

- Door is 76cm wide.
- There is a single bed against the wall.
- All bedding is Egyptian cotton, duvets are anti-allergy and there is a choice of pillows including Tempur, feather, polyester and orthopedic.
- One reading lamp above the bed head.
- Carpet is short pile 80% wool in a dark beige colour.

BEDROOM 2

- Door is 76cm wide.
- There is a king size bed with cabinets either side.
- Two bed side lamps on either side.
- All bedding is Egyptian cotton, duvets are anti-allergy and there is a choice of pillows including, Tempur, feather, polyester and orthopedic.
- Fitted wardrobes and drawers.
- Carpet is short pile 80% wool in a dark beige colour.

BEDROOM 3

- Door is 76cm wide.
- There are two single beds each against a wall.
- A bedside cabinet is between the beds and has individual bedside lamps on it.
- All bedding is Egyptian cotton, duvets are anti-allergy and there is a choice of pillows including, Tempur, feather, polyester and orthopedic.
- Carpet is short pile 80% wool in a dark beige colour.

Bathroom & WC

HOUSE BATHROOM

- The house bathroom is situated on the upper floor.
- The toilet seat height is 42cm
- The bath height is 58cm and has a shower attachment.
- The sink height is 83cm
- Separate shower cubicle has a 16cm step entrance.
- Wall mounted heated radiator/towel rail.
- Contrasting ceramic tiled floor and walls.
- Lockable door which can be opened from landing in emergency.
- Lighting is low energy multiple spotlights.

- DOWNSTAIRS TOILET
- Seat height 42cm
- basin height 83cm. Lever type taps.
- Door 86cm wide.
- Lighting is low energy multiple spotlights.

Kitchen

- The kitchen can be entered from the front door and up the stairs or from the rear door which leads into the rear hall.
- All work surfaces are 90cm high and 60cm deep.
- Fridge/freezer housed in a tall kitchen unit.
- Electric oven at eye level. Gas hob on work surface.
- Lighting is low energy multiple spotlights.
- Wood laminate floor covering.

Grounds and Gardens

- Large private patio accessed from patio doors or rear door.
- Garden on two sides of the property. Rear garden not accessible.
- Excellent views of Whitby Abbey and harbour.
- Patio furniture.

Additional Information

- All fire alarms connected to mains electricity with battery backup.
- Welcome pack with detailed information and attractions.
- Concise, simple instructions on every electrical appliance.
- Well behaved pets welcome in downstairs rooms only.
Service dogs welcome in whole house.
- Non-smoking premises.
- All interior doors are fire resistant doors with extra wide openings.

Contact Information

Please let us know via WHC if you have any comments to help us improve your stay at our home.