

## **ACCESS STATEMENT**

### **44 Resolution Close, Whitby**

This cottage is let through Whitby Holiday Cottages and subject to their standard terms and conditions.

From the car park, the cottage is approached via a flagged and cinder footpath to two steps up to the front door, which is locked by one mortice lock. The entrance hall contains a small under stair cupboard and a further door into the lounge/kitchen area. The lounge is lit by 3 sunken ceiling lights and a further suspended fitment over the 6 chair dining table. All lights have separate switches on the wall next to the entrance. The lounge contains a 3 seat and 2 seat sofa, television and a fire effect heater.

The back door off the lounge can only be opened from the inside and leads to a small patio area with seating and access to a barbeque. There are no steps to this approach.

The staircase from the entrance has 12 carpeted steps leading to a landing from which there is access to a double bedroom with mirror and wardrobe, bedside units with touch lamps. From the landing is a twin bedroom with wardrobe and chest of drawers and bedside light. A bathroom with toilet, washbasin and bath with shower over. A wall heater is available if needed.

[The cottage is heated by night storage heaters which should not be adjusted as they are set at their optimum efficiency.