

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Rooftops Cottage**

### **Introduction**

Rooftops Cottage is ideal for those who want a truly memorable self-catering holiday, with roof terrace boasting harbour and Abbey views.

Rooftops sleeps 7 people and has 3 bedrooms, one with an en suite. It was built around 1780 but has been fully refurbished to make it a real home from home.

We look forward to welcoming you. If you have any queries or require any assistance please phone 08450682020 or email [info@yorkshirecoastalcottages.com](mailto:info@yorkshirecoastalcottages.com).

### **Pre-Arrival**

- For full details and maps of how to reach us please see the directions section on our website [ww.whitbyhomefromhome.co.uk](http://ww.whitbyhomefromhome.co.uk) or on our booking agents [www.yorkshirecoastalcottages.co.uk](http://www.yorkshirecoastalcottages.co.uk). Alternatively you can plan your journey by car or a journey planning website simply enter your postcode and Rooftops Cottage, which is Y21 3RD to get directions.
- The nearest railway stations is in Whitby and 0.2 miles away by car or on foot.
- Whitby Park and ride sat nav postcode is YO21 1TL and the buses drop off at the bus station this is the nearest stop to Rooftops Cottage.
- A permit is provided for 1 car and can be collected with the keys for West Cliff Car Park YO21 3EG and is 0.3 miles away from Rooftops Cottage.

- The nearest bus station is 0.2 miles away local buses are run by Arriva buses and timetables can be found on their website [www.arrivabus.co.uk/north-east](http://www.arrivabus.co.uk/north-east).
- The main road outside the house has a narrow path, uneven in places.
- Sainburys, Asda and the cooperative all have a delivery service if you would like to order before you arrive.

### **Key Collection, Welcome and Car Parking**

- The key can be collected from the our agents Yorkshire Coastal Cottages, 29 Skinner Street, Whitby YO21 3AH which is approximately 0.3 miles the cottage. If you are unable to come into the office the agents will make alternative arrangements with you.
- A parking permit is provided for 1 car (can be collected with the keys) for West Cliff Car Park YO21 3EG and is 0.3 miles away from Rooftops Cottage. Parking scratch cards are available to enable street parking in the designated areas if required.

### **Entrance to Property**

- There is a disc parking zone on Brunswick Street outside 'Gutsy Gingers' shop. This is a good place to unload but you do need to obtain a disc to avoid a parking ticket. These can be obtained at our Agents on Skinner street when you collect the key.
- Go down 9 worn stone steps in front of the shop. At the bottom turn left onto Morrison's Yard. Go along the passage and down 2 further steps.
- Please take care if arriving in the dark.
- Rooftops cottage is the 3rd door on the left.
- The floor covering inside the entrance is matting onto a wooden floor.

### **Halls, Stairs, Landings, Passageways**

- The hall stairs and landings are well lit using ceiling lights.
- The floor covering is short pile carpet.
- To the left of the sitting room 10 stairs lead down to the playroom which has maximum headroom of 5' 11".
- From the living room up the 15 steps of the main staircase to the first floor.
- On the left a the door leads up 13 steps to the master bedroom and en suite.

### **Sitting Room/Lounge**

- The sitting room is located on the ground floor.
- The room has a mixture of seating with sofas and soft chairs with non-feather cushions as well as a rattan chair with arms, together with a low coffee table.
- There is a widescreen TV with remote control, DVD player and Freesat box.
- Lighting is natural daylight and by night wall lighting and table lamps
- The flooring is sanded original floorboards and a rug in front of the log burner.

### **Kitchen**

- Leaving sitting room through to the kitchen/dining area.
- The kitchen is located on the ground floor and is step free.
- Fridge Freezer available and the highest fridge shelf is 1800mm and the lowest drawer in the freezer is 400mm.
- The kitchen is lit by daylight and 2 ceiling lights.
- The floor is tiled
- The kitchen contains fridge/freezer, dishwasher, washing machine, microwave, gas hob and fan assisted oven. The table can seat 7 people.

## **Bedrooms and Sleeping Areas**

- On the first floor is 1 king size room and a triple bedded room comprising of full sized bunk beds and a single bed which are reached by stairs only.
- On the 2nd floor is 1 king size bedded room with en suite and a TV.
- All bedrooms have carpeted floors, natural daylight, ceiling lights and bedside lamps.
- non feather bedding, good contrast between floors and walls.

## **Bathrooms, Shower-rooms and Toilets**

- on the 1st floor is the main house bathroom with shower over the bath with a glass screen, basin with 2 taps, toilet and heated towel rail. Lit by daylight and ceiling light.
- 2nd floor King Size bedroom has an en suite. which comprises of a step in shower, toilet and wash hand basin/cabinet with mixer tap. lit by LED down lighters.
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## **Garden**

- A door from the 2nd floor en suite leads to a decked roof terrace which has a wonderful vantage point to view the harbour, the abbey and the rooftops of Whitby.
- A folding table and 4 chairs can be found in the storage container.
- Please be aware strictly NO barbequing and smoking policy is enforced due to the locate of the terrace and fire regulations

## **Additional Information**

- Up to 2 well behaved dogs welcome on the ground floor only. priced at £30 each

- All areas have good contrast between the floor and walls. Generally all floors are dark and walls are light in colour.
- The mobile reception on the ground level is poor but improves on the 1st and 2nd floors.
- Free wifi.
- The nearest A&E department is Scarborough approximately 22 miles away.
- A list of emergency services and restaurants are listed in the welcome folder situated in the sitting room.
- Due to access restrictions Harbour House is not wheelchair friendly.
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- Rooftops Cottage is 1 of our 3 Holiday properties refurbished to an excellent standard, we offer a home from home experience in tastefully decorated surroundings. All of our properties are in the heart of Whitby varying in size. Have a look at our website [www.whitbyhomefromhome.co.uk](http://www.whitbyhomefromhome.co.uk) for further information. Alternatively you can book through [www.Yorkshirecoastalcottages.co.uk](http://www.Yorkshirecoastalcottages.co.uk)

### **Future Plans**

- Our recently developed website [www.whitbyhomefromhome.co.uk](http://www.whitbyhomefromhome.co.uk) will be up and running June 2015. It will showcase all 3 of our properties: Rooftops Cottage, Foresters House and Harbour House.

### **Contact Information**

Address (Inc postcode): Yorkshire Coastal Cottages Skinner Street  
Whitby YO21 3AH

Telephone: 08450682020

Email: [info@yorkshirecoastalcottages.com](mailto:info@yorkshirecoastalcottages.com)

Website: [www.whitbyhomefromhome.co.uk](http://www.whitbyhomefromhome.co.uk) or  
[www.yorkshirecoastalcottages.com](http://www.yorkshirecoastalcottages.com)

Local Equipment Hire: Whitby & District Disablement Action Group  
01947 821001 address is Church House  
Centre on Flowergate in Whitby. They hire  
manual/electric wheelchairs and scooters for  
hire. Beach wheelchairs are also available  
through the beach superintendent office or  
Whitby Tourist Information

Local Accessible Taxi: Harrisons Taxi 01947600606

Local Public Transport: Arriva buses 01947 602146 The National  
Rail and NYMR operate from Whitby Train  
Station, Station Square, Whitby.