

# Limber View Access Statement

## Introduction

Limber View is located in the village of Grosmont, some 7 miles from the centre of Whitby. The living room has fabulous views over the Esk Valley towards Limber Hill. The property is fully fitted to a Tourist Board assessed 4 star Gold standard. On the first floor there are two en-suite bedrooms, one being a double bedded room ensuite with a shower and the other a twin bedded room that is en-suite with a bath with shower over.

The access to the property from the car park is up Ings Terrace and then via 9 steps or the disability access ramp onto the patio. There is a 21cm step and a 20cm threshold step to enter the property. There is a staircase from the living room to the upstairs with 18 steps. We would consider this property inappropriate for most people with disabilities. (But please see one of our other properties, Sunday Cottage.)

We look forward to welcoming you. If you have any queries or require any assistance please phone 01947 811045 or 07860 881882 or email [rod.hodgson1@btinternet.com](mailto:rod.hodgson1@btinternet.com)

## Pre-Arrival

- Address:- Limber View, Ings Terrace, Grosmont, Whitby, YO22 5ES
- Ings Terrace is off Front Street, halfway up the bank on the left, when you leave Grosmont railway station.
- Front Street is a steep road with a gradient of 25%. Ings terrace has a 1 in 8 gradient.
- Grosmont station is the northern station on the North Yorkshire Moors Railway and also on the national railway Esk Valley Railway line.
- The nearest bus stop is at the railway station and is the Esk Valley hopper that travels hourly from Whitby to North Yorkshire Moors National Parks Centre at Danby.
- Our local taxi company is Harrison's Taxi's on 01947 600600 or 01947 600606
- There is no public phone at Limber View .Vodafone reception is good but other mobile networks are very limited.

## Car Parking and Arrival

- Limber View has a parking space for one car which is designated by a sign. If you bring more than one car, we would respectfully ask you to park the second vehicle in the public car park at the railway station or further up the village, and respect the parking on Ings Terrace which is for the local residents of Ings Terrace only.
- The outside area has a light that is on a timer.
- On confirmation of the booking we will supply you with how you can collect the entrance key for the property

## General

- The bedrooms and staircases have securely fitted carpet. The rest of the property has wood effect floor tiles
- All the rooms are well lit with ceiling mounted lights using LED low energy bulbs.
- Limber View is heated by underfloor heating and is controlled by room thermostats. The system takes a little while to heat up and start giving off heat, so we recommend small thermostat adjustments.
- There are instructions for most of the appliances in the property in the information folder which is in the living room.

## Bedrooms

### *Double Bedroom*

- Door width is 70cm and is a fire door equipped with intumescent strips for your enhanced safety.
- The bed is a double size bed (4 ft 6 inches).
- Bed height of 65cm from the floor to the top of the mattress.
- The bedside tables are 67cm high
- The wardrobe rail is 174cm from the floor
- The room is lit by ceiling mounted LED lights with bed side table

### *The bedroom is en-suite with a shower room*

- Door width 71cm
- The shower enclosure measures 95cm x 75cm with an opening of 44cm
- It has a 17cm raised lip into the shower
- Toilet seat height 41cm
- The sink is on a pedestal at a height of 82cm
- The tap is a single lever tap
- The floor is tiled with a good colour contrast to the tiled walls.
- The lighting is supplied from track lighting with a mirror light which is equipped with a de-mister pad and shaver socket. This is turned on by passing your hand underneath the mirror and turns off when you turn the bathroom lights off.
- There are no handrails or supports.
- We provide white towels and bath mats.

### *Twin bedroom*

- Door width is 70cm and is a fire door equipped with intumescent strips for your enhanced safety.
- The beds are single size beds (3foot).
- Bed height of 64cm from the floor to the top of the mattress.
- The bedside tables are 67cm high
- The wardrobe rail is 174cm from the floor
- The room is lit by ceiling mounted LED lights. One bed has a bedside table light and the other bed has a wall mounted reading light.

### *The bedroom is en-suite with a bathroom*

- Door width 71cm
- The bath is 1700mm long
- The bath rim height is 55cm from the floor.
- Toilet seat height 41cm
- The sink is on a pedestal at a height of 81cm
- The taps are single lever taps
- There is an over bath shower with a glass screen.
- The floor is tiled with a good colour contrast to the tiled walls.
- The lighting is supplied from track lighting with a mirror light which is equipped with a de-mister pad and shaver socket. This is turned on by passing your hand underneath the mirror and turns off when you turn the bathroom lights off.
- There are no handrails or supports.
- We provide white towels and bath mats.

### *Living space*

- The staircase is lit with tread lights that are turned on by the light switch on the left hand side of the bottom stair and at the top left hand side of the stairs on the wall.
- The living area is lit by track spot lights and table lamps.

### *Kitchen*

- The worktop height is 92cm
- The electric oven has a drop down door and the controls are set at a height of 115cm from the floor
- Above this is the combination oven/microwave with the controls sat 147cm from the floor.
- The sink is at work top height with a dual lever tap.
- There is a freestanding fridge-freezer
- There is also a washer/dryer.
- A 10 place setting dishwasher is also under the worktop.
- A starter amount of dishwasher tablets, rinse aid and dishwasher salt as well as washing up liquid is provided under the sink.
- The extractor fan is mounted above the hob with the controls at a height of 170cm from the floor
- The hob has a safety locking system that operates and alarms if anything is placed on the hob. This is switched off by touching near the padlock symbol that is lit.
- The main control switches for all these appliances are located in the adjacent cupboards to the corresponding appliances.

### *Dining area*

- There is a dining table at 79cm high
- The seating is made from the original Chapel pews and the seat bases are 44cm from the ground

### *Lounge Area*

- The television is a digital Freesat unit so not only can you get TV channels you can also get some digital radio stations. It is operated by remote control.
- We have also provided a remote controlled DVD player on which you can also play your own musical CD's.
- There is a three seater settee, and two single chairs.
- A coffee table is provided along with a range of side tables

### *Cloakroom*

- This is situated in the entrance hall and has a door width of 70cm
- Toilet seat height of 41cm and basin height of 84cm with a single lever tap
- There are coat hooks in here for your outer wear.

### *Cupboard*

- The tall cupboard in the kitchen next to the oven, stores the iron and ironing board, aironer, vacuum, sweeping brush and mop and bucket
- Patio area
- There is a bench on the patio area outside the front door which is for your sole use.
- There is also table and benches outside the kitchen window which is also solely for you

### *Safety*

- Limber View has both smoke and heat detectors with alarms. They are tested regularly and should not be ignored unless you burn the toast.
- The main water stop tap is under the kitchen sink.
- The electric system is checked yearly by a qualified electrician.
- The main electrical distribution board is in the cupboard next to the front door and the electrical circuit breakers can be re-set here. Please do not reset a breaker more than three times. If a circuit breaker keeps tripping please contact the owners or the booking agents and we will get an electrician to attend the property as soon as possible.
- All the small electrical appliances that are not hard wired are either new or are PAT tested yearly.
- The property is non-smoking throughout.
- A Fire Blanket is provided and is located next to the fridge-freezer.
- The First Aid Box can be found on top of the fridge-freezer.
- A Torch & Fire Extinguisher are located on the shelf opposite the front door.
- All the opening windows on the ground floor and first floor are classified as fire escape windows.

### Please don't

- Play ball games on the patios, or the parking area. There is a sports field at the far end of the village (past the station, under the railway bridge and on the left). There is a fenced tennis court, football pitch in autumn/ winter and a cricket pitch in the summer.
- Use the road at the rear of the properties on Front Street, leading down to the station. It is a private road and the people that own it have requested that we ask our residents not to use it in a motor vehicle, but access by foot is permitted.
- Bring your pets. They are not allowed in Limber View.

### Please do

- Enjoy your holiday in Limber View.
- Report any problems you have, so that we can sort them as soon as possible to enhance your stay and our customers that follow you.
- Write your comments in our visitor book. Use as much space as you like. Tell us and future customers what you enjoyed during your stay with us not only at Limber View but also around and about the area. This feedback helps us continuously enhance our future customers experience.

### Contact information

- Address:- Limber View, 1a Ings Terrace, Grosmont, Whitby, North Yorkshire, YO22 5PG.
- Grid Reference:- NZ 830002 05313
- Owners contact details:- Rod & Jill Hodgson, 01947 811045 Rod's mobile, 07860 881882
- Booking agents contact details:- Yorkshire Coastal Cottages, 29 Skinner Street, Whitby, YO21 3AH. 0845 068 2020 [www.yorkshirecoastalcottages.com](http://www.yorkshirecoastalcottages.com)
- Local Taxi's 01947 600600 or 01947 600606