



117 Eastgate
Pickering
North Yorkshire
YO18 7DW

Telephone: 01751 471310
Email: info@eastgatecottages.co.uk
Website: www.eastgatecottages.co.uk

Access Statement

Fifty Two Cottage, Eastgate, Pickering

Introduction

- Fifty Two is a stone built terraced three storey cottage. It is located on Eastgate a main road into Pickering town centre. The cottage has vehicular access from the rear of the property.

Pre-Arrival

- Extensive website, with photographs of all the rooms. www.eastgatecottages.co.uk
- Bookings / enquiries can be made directly from the website, which has online booking and availability, via email by telephone or by letter.
- Written directions to the cottage are sent when the final balance is paid. Directions are also available to download on the website via “Contact us” and “How to find us” on the drop down. (Available in different font size and dyslexia friendly font)
- The nearest bus stop is on Eastgate 200m away from the cottage. Help with your luggage from the bus stop is available, please advise us in advance.
- Malton is the nearest railway station which is 10 miles from Pickering.
- Tesco direct deliver. We will put the order into the cottage.
- Accessible Taxis available from Dial a ride 01751 477319



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- RADAR toilet facilities available at Eastgate car park and adjacent to the tourist information office in the town centre.

Arrival & Car Parking Facilities

- On road car parking is available at the rear of the property on Hawthorne lane, approx 50mts walk to the back door of the cottage or on Eastgate.
- The Parking on Eastgate is on the opposite side of the road to the property.
- Access from the rear is on a path which can be overgrown and the surface is uneven and on a slight gradient.
- Off road parking may be available at Eastgate cottages main site 75mtrs from the property

Arrival & Reception

- The office/reception is situated in the Eastgate main site at 117 Eastgate.
- The office is staffed 9am - 5pm Monday-Friday and 9am – 4pm Saturdays.
- There is a very low gradient ramp to the front door of the office.
- We would normally meet you in the car park, if not then either toot your horn and we will come out to or report to the office and we will show you to the cottage.

Fifty Two Cottage – Entrance

- The path to the rear of the cottage is concrete and uneven, it is approx 50metres long.



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- The rear door opens into utility kitchen, the door opens inwards and there is a step into the room, 20cm high, 28cm tread. There is a light switch on the left hand side wall.
- The door is 76cm wide and has a lever handle and Yale lock. The handle has to be held up to lock the door.
- There is a good level of lighting with halogen spots.
- Access through the front door on Eastgate, two steps into one 11cm and 14cm, tread 29cm. Handle on right hand side at 1m 4cm.
- There is a 'Welcome Pack' which has all details about the cottage within it; this is in green leather file on the table in the dining area.

Lounge

- Access from via front door from Eastgate.
- Door mat at entrance in a mat well.
- The lounge has two blue sofas plus a chair with arms seat at 46cm.
- There is a TV and DVD player both with remote controls.
- Log Burning stove.
- There are central wall lights which give a reasonable overall level of lighting plus a directional standard reading lamp.
- The floor is polished floor board with a dark blue patterned short pile rug which has good colour contrast.
- There are two low level side tables.



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- Minimum circulation space in the room is 46cm.
- Wooden venetian blind and curtains to window.
- Stairs off to left through lounge to kitchen /diner.

Kitchen/Diner

Diner

- The dining area is in front of the kitchen area.
- Door from the lounge (base of stairs) door 75cm wide, 98cm high, handle at 1m2cm, hinged to left, handle on the right.
- Rectangular dining table (1800 cm x 1000cm, 76cm high, 63cm leg space)
- There are 6 dining chairs with cushioned seat pads at 49cm high.
- Minimum space around table 66cm.
- Wall mounted TV with remote control. iPod docking station.
- Floor polished floorboards.
- Wall and centre light gives good level of lighting.

Kitchen

- The kitchen area is accessed via two steps from the dining area. Steps are 20cm high, tread 20cm, stair width 2.2m with no handrail available.



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- Floor black slate which is non slip.
- The work surface is 92cm high and 60cm deep.
- The sink and electric cooker are at 92cm high. Above the cooker is an extractor unit plus cupboards at 145cm.
- The oven door grill is 60cm high and the main oven door shelf is 40cm high
- A touch microwave is available.
- Cordless kettle.
- Crockery, glasses and cups etc are in the wall cupboards, they can be moved to lower level cupboards, advise us in advance.
- The fridge/freezer, fridge compartment is at the top, 84cm, freezer at 74cm.
- The taps are quarter turn.
- There is a dishwasher available under the work surface.
- The kitchen area is brightly lit by halogen spotlights.
- Pull blinds at the window behind the kitchen sink.



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Utility

- Accessed through the kitchen door 68cm wide, 78cm high, door hinged to right hand side
- Coat hanging available at 85cm.
- Washer and dryer positioned below work surface.
- Doors off to rear of property and cloakroom.
- The rear door opens inwards and there is a step up, 20cm high, 28cm tread.

Cloakroom

- Small cloakroom facility.
- Door from utility right hand hinged, 68cm wide, 78cm high.
- Small vanity sink behind the door, 78cm, half turn taps.
- Toilet seat 42cm high, transfer space 26cm RHS, 16cm LHS

Stairs

- Start between lounge and diner.
- Stairs, width 77cm, twelve stairs, 20cm high, 22cm tread
- Beige short pile carpet, poor contrast with cream walls.
- Handrail on right hand side at 70cm.
- Audible smoke detector.



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- Landing step to right to bathroom and left bedroom 15cm.

Double Bedroom

- Door from landing 76cm wide, handle at 1.02m, hinged to left.
- Cream short pile carpet gives little contrast with cream walls.
- There is a king size pine framed bed. 154cm wide, bed height 58cm
- The space surrounding the bed is 100cm to the left hand side, 90cm to the right.
- The bed is not easily moved.
- All bedding is cotton or percale with non feather pillows and quilts.
- Lighting: there are bedside lamps plus a centre light switched from the door.
- Sash window has wooden venetian blind and curtains; the window has a window lock.
- Single mirrored wardrobe with a hanging rail at 42cm.

Bathroom

- Accessed from the first floor landing.
- Door 70cm wide, hinged to the left opens inwards.
- The toilet seat is 42cm high, seat raiser is available.
- The space to the right of the toilet is 14cm and to the left 15cm.



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- Toilet has a lever flush.
- The pedestal sink height is 79cm, Taps are half turn.
- The shaver socket is at 132cm.
- The bath is 52cm high, 123cm long and 59cm wide.
- The shower is over the bath with half screen and curtain. Mira shower with detachable head and controls at 1m 40cm
- The floor and wall surfaces are ceramic tiles.
- Non slip rubber mat available.
- The room is lit by halogen spotlights,
- The shaver socket is at 140cm.
- The shower cubicle (70cm x 70cm) step into is 20cm high, one door pivots.
- The shower head is adjustable. The controls are at 100cm.

Stairs to second floor

- Landing to right of first floor stairs.
- Stairs, width 72cm, thirteen stairs, 20cm high, 20cm tread
- Beige short pile carpet, poor contrast with cream walls.
- Handrail on right hand side at 87cm.
- Audible smoke detector.



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Twin Bedroom

- Accessed to the left at the top of the stairs via door 76wide. Door hinged on the LHS.
- There are two single beds (92cm wide) Bed height is 62cm.
- Minimum circulation space 49cm, access around all sides of the beds.
- All bedding is cotton or percale with non feather pillows and quilts.
- Central and wall lights are switched from the door.
- Single mirrored wardrobe with hanging rail at 1.6m

Double Bedroom

- Door right from landing 76cm wide, handle at 1.02m, hinged to right.
- Cream short pile carpet gives little contrast with cream walls.
- There is a king size pine framed bed. 154cm wide, bed height 58cm
- The space surrounding the bed is 88cm to the right and left hand side, 98cm to the base.
- The bed is not easily moved.
- All bedding is cotton or percale with non feather pillows and quilts.
- Lighting: there are halogen spots as well as bedside lamps



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which give a good level of lighting

- Sash window has wooden venetian blind and curtains; the window has a window lock.
- Fitted wardrobes, knobs at 83cm with hanging rails at 170cm.

Shop

- The closest shop is on Eastgate 50m from the front entrance of the cottage across the road.

Outdoor Facilities

- There is a small grassed garden area to the rear of the property. Door 76cm, 15cm step up.
- There is a patio set available.
- The refuse bin is adjacent to the back door.

Additional Information

- A Welcome Pack is available with details of the cottage leaflets about the local area and places of interest, plus separate folders for all manufacturers' instruction leaflets.
- Light switches are generally at 105cm, plug sockets at 10-35cm.
- Internal doors have lever handles.
- The premises are non smoking.
- There is a pay as you go mobile available for guest use.



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- We have a range of accessible equipment available free of charge; wheelchair, toilet seat raiser, footstools, shower stool, perching stool and carver chair.
- There is a maid service available in the cottage, this service is chargeable.
- There is a good mobile phone signal.

Future Plans

- Layout diagrams of cottage.
- Provision of information in brail /on tape.

Contact Information

Address: Mrs Elaine Bedford, Eastgate Cottages, 117 Eastgate, Pickering YO18 7DW.

Telephone: 01751 471310

Email: info@eastgategcottages.co.uk

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Hours of operation: Open all year. Office hours of operation:
9am-5pm

Monday- Friday. (Excluding public holidays).

9am -4pm Saturdays

Emergency number: 01751 471310

We welcome your feedback to help us continuously improve if you have any comments please phone 01751 471310 or email: info@eastgategcottages.co.uk or can write to us.



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Created on: 09/08/2011