

## **Access Statement**

Property Name: Spencer Court

Description: Ground Floor Cottage

### **Pre Arrival and local facilities**

Nearest bus stop: 2min walk approx. 100mtrs

Nearest train station: Malton 40 minute drive. Approx. 20miles

Nearest petrol station: Jet Petrol Station, Kirkbymoorside approx 20 minutes.

Mobility Equipment hire: Eden Mobility, Scarborough 1hr 10mins

Nearest food shop: On site shop. Groceries – Pickering 20mins drive

Nearest Pub/ Restaurant: Coach House Inn 2min walk. White Horse Farm Inn 5 min walk

### **Arrival and car Parking**

Please provide us with your car reg so you can gain entry through barrier on arrival.

Type of parking available: on – site

Number of spaces available: 2

For what sized car: any

Parking surface is: tarmac

Is the parking level: Yes

Is there good space to unload once parked: yes

Distance to property from parking: 12mtrs

The width of the path to property is: 1.5mtrs

Number of steps to entrance: 0

### **Main Entrance**

The main entrance door width is: 81cm

Number of steps to the main entrance is: 1

The height of the key safe is: 128cm

The height of the key hole is: 115cm

How many other entrances to the property are there: 1

The other entrance door widths are: 75cm

Number of steps to the other entrances: 1

### **Living and Dining rooms**

Type of flooring: carpet

Width of doorways: N/A

Is there good space between furniture: Yes

Is the furniture movable or fixed: Movable

### **Kitchen**

Type of flooring: tiles

Width of doorways: Open Plan

Worktop height: 920cm

Is oven set high or low: low

Fridge height: 840cm to bottom of fridge

Freezer height: 840 to top of freezer

Is crockery stored in low or high cupboards: low

### **Bedrooms and landings**

How many floors does the property have: 1

Type of flooring: carpet

Width of doorways: 73cm

Beds: 1x king size 2 x single

Is the bedroom furniture movable or fixed: movable

### **Bathrooms and cloakrooms**

Type of flooring: tiles

Width of doorways: 73cm

Is there an accessible or adapted WC? No

Is there an accessible or adapted bath or shower? No

Is there a ground floor WC? Yes

Is there a ground floor bathroom and shower room? Yes

Does the bath or shower have a grab rail or handle fitted? Yes

Is there any shower where access is level rather than a step up? No – shower is located in bath.

## **Outdoor Facilities**

External areas are: Courtyard with Yorkshire stone slabs

Is permanent seating provided: bench

Is there outside lighting: minimal

Is there a colour contrast of critical surfaces? No

Are there footpaths to follow for visually/mobility impaired? No

Are there barriers to entry into any part of the garden? No

Are there any other hazards? Raised stone planters

## **General**

Is there a landline telephone for guests to use: no

Mobile reception information: mobile reception is non-existent in Rosedale Abbey

Closest public telephone is: located at Main Entrance to park

Can you easily access an electrical socket in all rooms without having to move furniture? Yes

Are electrical sockets generally set low or high: low

Do you provide speciality alarms for hearing or sight impaired guests? No