

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 Merricote Bungalow**

### **Introduction**

This property is a three star bungalow and is part of a group of properties referred to as Merricote Cottages, situated on the A64 approximately four miles from York city centre towards Scarborough/Malton. As the road narrows to a single lane from the outer ring road roundabout, we are on the left hand side, directly between Vertigrow Plant Nursery and The Highwayman Café. Merricote Bungalow is down a gravel drive from the road. The property has four bedrooms all on the ground floor.

Photographs of the rooms are available at <http://www.merricote-holiday-cottages.co.uk/>

We look forward to welcoming you. If you have any queries or require any assistance please phone 01904 400256 or e-mail [enquiries@merricote-holiday-cottages.co.uk](mailto:enquiries@merricote-holiday-cottages.co.uk).

### **Pre-arrival**

- There is full information about Merricote Cottages on the website at <http://www.merricote-holiday-cottages.co.uk/>
- You can find our location and directions at <http://www.merricote-holiday-cottages.co.uk/>
- Bookings/enquiries can be made online, via e-mail or telephone on 01904 400256.
- We are not on a bus route.
- The nearest train station is York Railway Station, 5.3 miles away.
- There are accessible taxis at the station.

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

- There is a car parking area with enough room for 2 cars at the front entrance to the property and 1 car on the side towards the rear entrance.
- There is no on-street parking.
- The car parking is levelled, gravelled and flat and even.
- The keys to the property are obtained on arrival from the housekeeper or owner (contactable through Vertigrow Plant Nursery on the same site, or by calling 01904 400256).

## **Entrance to Property**

- A paved level path leads from the gravelled parking to the front entrance.
- The entrance to the property at the front has one small step into the porch 14 cms high, 57 cms deep and 86 cm wide and a second small step into the hallway 10 cms high, 23 cms deep and 90 cm wide. The exterior door into the porch is 76 cm wide, hinged on the left and opens inwards. The keyhole lock is 87 cm high. The front door within the porch is hinged to the left, opens inwards and is 73 cm wide. The keyhole lock is 90 cm high.
- The outside light beside the front entrance door is switched on from the inside of the bungalow, the light switch is the first on the right and is left on permanently. The light fitting is fitted with a light sensitive bulb which ensure light from dusk to dawn.
- The entrance to the property at the back has one small step into the utility area 17 cms high, 14 cms deep and 82 cm wide and a second small step into the kitchen 5 cms high, 14 cms deep and 79 cm wide. The exterior door into the utility area is 84 cm wide, hinged on the left and opens inwards. The keyhole lock is 90 cm high. The door within the utility area leading into the kitchen is hinged to the left, opens inwards and is 83 cm wide. The keyhole lock is 92 cm high.
- There is a two door fridge freezer in the utility area adjacent to kitchen.

## **Halls and Passageways**

- The front door opens into a hall way 91 cm wide which leads onto three bedrooms, living room, bathroom, shower room and kitchen, with the fourth bedroom and dining room accessed via the lounge.
- The hall has laminate flooring.

## **Sitting Room/Lounge**

- There is a door into the lounge 75 cm wide.
- Flooring is fully carpeted.
- Furniture is movable.
- Two leather double sofas and one leather triple sofa. One wing back chair.
- One wooden coffee table measuring 61 by 110 cm and 40 cm high.
- LCD TV with remote control. DVD player, HiFi Unit with radio/CD/cassette player.
- Open fireplace with fireguard screen.

## **Dining Room/Conservatory**

- The dining area/conservatory is off the lounge.
- There is a glass sliding door into the dining area 117 cm wide when fully open.
- There is a step down into the dining area 79 cm high.
- The pine dining table is round with a diameter of 120 cm and 76 cm high. The table can extend to 159cm oval.
- There are eight pine dining chairs with no arms and no padded seats.

- There is an exterior door from the dining area/conservatory 70 cm wide. The keyhole lock is 94 cm high.
- The exterior door leads onto a paved patio area.
- There is a step down onto the paved patio area from the dining area/conservatory 23 cm high.

### **Kitchen**

- The hallway leads into the kitchen. There are two steps down into the kitchen, the first 13 cms high, 44 cms deep and 123 cm wide and the second 13 cms high, 44 cms deep and 140 cm wide
- Worktop height is 90 cm.
- Electric oven and hob.
- Sink at worktop height with cupboards underneath.
- Front loading dishwasher 60 cm wide.
- Front loading washing machine 60 cm wide.
- Under counter larder fridge.
- 50 cm free space between wall cupboards and worktop.
- Lighting is a central fitting with spotlight bulbs.
- The pine kitchen table is rectangular 74 cm high and 79 cms wide. The table is 140 cms long and extends to 190cm long.
- There are four pine dining chairs with no arms and no padded seats.
- Flooring is laminate.
- Microwave on work surface.
- Smoke alarm fitted.

### **Bedrooms and Sleeping Areas**

#### First double bedroom

- Door width 74 cm.
- Double bed with bedside tables and reading lamps
- Feather duvets and pillows provided.
- Bed height 53 cm from floor to top of mattress.
- Bedside tables are 64 cm high.
- Single occasional chair with reading lamp.
- Built in wardrobes with hanging space and 8 drawers.
- Flooring is laminate.

#### First twin bedroom

- Door width 74 cm.
- Single beds (3ft) with bedside tables and reading lamps
- Bed heights 58 cm from floor to top of mattresses.
- Bedside tables are 66 cm high.
- Built in wardrobes with hanging space and six drawers.
- Flooring is laminate.

## Second twin bedroom

- Door width 74 cm.
- Single beds (3ft) with bedside table and reading lamp
- Bed heights 57 cm from floor to top of mattresses.
- Bedside table is 56 cm high.
- Free standing wardrobe with hanging space and single shelf.
- Flooring is laminate.
- One occasional chair.

## Second double bedroom

- Door width 74 cm.
- Double bed with bedside tables and reading lamps
- Bed height 53 cm from floor to top of mattress.
- Bedside tables are 65 cm high.
- Free standing wardrobe with hanging space and single shelf.
- Flooring is carpet.
- One occasional chair.

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

### Bathroom

- Door width 74 cm.
- Bath with flexible shower over. Non slip mat provided for bath.
- Bath height is 53 cm.
- Toilet seat height 40 cm.
- No space beside toilet.
- Flooring is tiled with a bath mat.
- Basin height 79 cm.
- Bathroom cabinet with mirror over basin

### Shower room

- Door width 66 cm.
- Shower in enclosed compartment with pivot door 54 cm wide.
- Toilet seat height 43 cm.
- No space beside toilet.
- Flooring is tiled with a bath mat.
- Basin height 81 cm.

## **Garden**

- There is a barbeque area with BBQ and outdoor table and seating for eight.
- Accessed from paved patio area adjacent to conservatory and rear kitchen entrance across a level piece of lawn and up two steps 13 cms high, 46 cms deep and 46 cm wide.
- Shared hot tub in garden across level lawn.
- Hot tub 95 cm high.

## **Additional Information**

- Heating is provided by biomass boiler in the nursery with backup oil central heating.
- There is an open fireplace in the lounge, and radiators in all rooms.
- Information folder in bungalow is produced in size 12 font.
- Good mobile phone reception for most networks.
- Wireless internet access provided.
- The property is no smoking throughout, with smoking only permitted outside.
- Well behaved dogs are permitted by prior arrangement.

## **Future Plans**

- We will review the property through feedback from our guests and make changes accordingly.
- We welcome your feedback to help us continuously improve.

## **Contact Information**

Address: Merricote Cottages  
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Email: [enquiries@merricote-holiday-cottages.co.uk](mailto:enquiries@merricote-holiday-cottages.co.uk)

Website: <http://www.merricote-holiday-cottages.co.uk/>

**Local accessible taxis:**

And Taxis	01904 638888
A Team	01904 643111
Country Cabs	01904 764764 / 765765
Fleetways	01904 645333
Streamline Taxis	01904 638833
Six Five Nine	01904 659659
Heworth Mini Buses	01904 422206

York Railway Station

<http://www.nationalrail.co.uk/stations/yrk.html>