

RICHARDSON & SMITH

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SWALLOW COTTAGE, 31 RESOLUTION CLOSE CAPTAIN COOKS HAVEN, WHITBY

Whitby Town Centre 2 miles

Ruswarp Village 1 mile



A PURPOSE BUILT 3 BED SEMI-DETACHED COTTAGE SET WITHIN THIS DESIRABLE DEVELOPMENT ABOUT A MILE UP THE RIVER ESK FROM WHITBY. WITH VIEWS OVER THE RIVER AND SURROUNDING COUNTRYSIDE, PLUS COMMUNAL AMENITIES INCLUDING A SWIMMING POOL, THIS IS AN EXCELLENT HOLIDAY INVESTMENT.

Accommodation:

Entrance Hall, Double Bedroom, 2 Twin Bedrooms, Bathroom. Living Room, Kitchen, Balcony.
Designated parking. Communal grounds and amenities including a swimming pool.

OFFERS ON: £225,000

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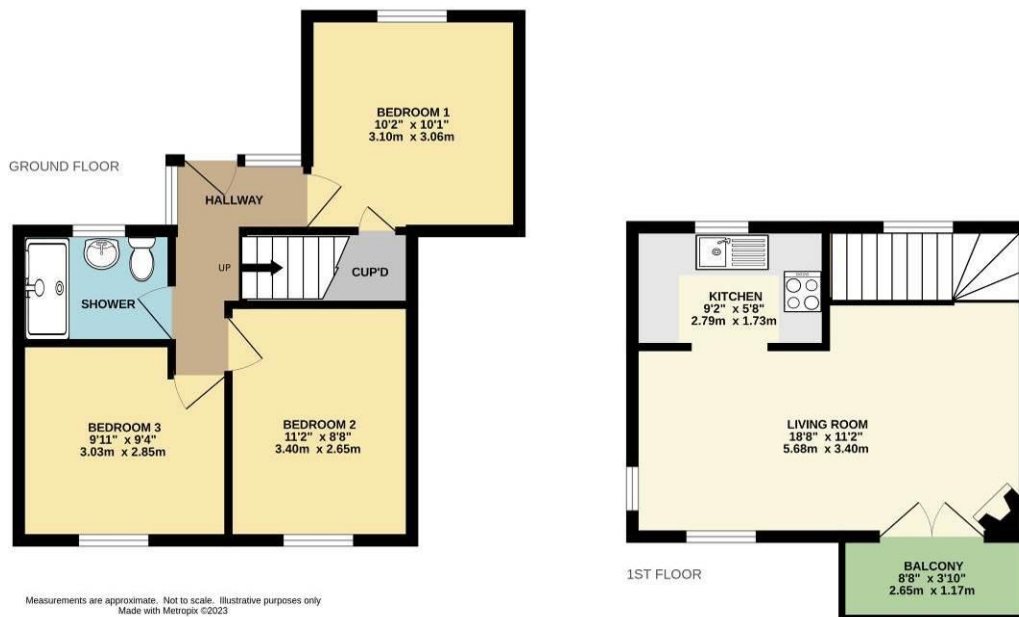
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Ian K Halley FRICS

James EJ Smith MRICS FNAEA



PARTICULARS OF SALE

This is an ideal holiday property investment lying on a purpose-built development with superb amenities. The property has been let out for holiday bookings and there is a company located on site which has handled property lettings on behalf of the owners of the individual units. Sleeping up to 6 in the 3 bedrooms and with a super open-plan living room and balcony, giving views over the river Esk and surrounding countryside, this will surely appeal.

From the rear, the entrance door opens into an L-shaped hallway with doors off to:

Bedroom 1: A large double/twin bedroom to the rear of the property with access to an understairs storage cupboard.



Bedroom 2: A double bedroom at the front.

Bedroom 3: A twin bedroom with a window facing out to the front.

Shower Room: Recently modernized, the shower room has wet walling and is fitted with a white 3 piece bathroom suite including an oversized shower cubicle, wash hand basin set in a vanity unit and a WC with concealed cistern. Window to the rear.



First Floor

A staircase rises from the entrance hallway directly up into:



Open-Plan Living Room: With windows to both the front, side and rear and a corner fireplace. Double doors open out onto the balcony. The living room includes sitting and dining areas and has a fitted carpet and electric night storage heaters. An archway leads through to:

Kitchen: With a simple range of fitted cabinets, the kitchen is compact but functional and includes an integral oven and hob. Extractor cooker hood & window to rear.



Balcony: A timber projecting balcony from which there are open views over the remainder of the development, the River, surrounding countryside and to the Larpool viaduct.

Outside

The property benefits from a single designated parking space and additional guest parking which is shared with other properties. There is a communal bin store to the side of the property and the gardens are also predominantly communal.



Site Amenities

The amenities for the site also include an indoor swimming pool, access to which is restricted to limited opening hours. There is also a children's play area.

GENERAL REMARKS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From the town centre, head out of town up Bagdale turning left at the mini roundabout onto Prospect Hill, going through the lights and crossing the New Bridge towards Scarborough. At the end of the New Bridge turn right onto Larpool Lane and follow this along for approximately ½ mile where you will find Captain Cooks Haven situated on your right-hand side. Turn off the road into Captain Cooks Haven and pass under the viaduct into the development. Resolution Close is on your left and No. 31 is one of the third pair of semi-detached properties on your right-hand side.

Planning Restrictions: It is a stipulation of the lease that the property shall not be occupied during the period 10th January to 9th February in any year. This is a period that owners generally carry out any necessary internal preparations for the new letting season.

Services: The property is connected to mains water, electricity and sewerage. Heating is provided by electric panel and storage heaters.

Business Rates: As a commercial holiday let the property is assessed with a ratable value of £4,350 per annum, meaning approx. £2,171 is payable for 2023/4. The owner currently receives 100% Business Rate Relief. North Yorkshire Council. Tel: 01723 232323.

Maintenance Charges: There is a service charge agreement in respect of the communal facilities available on the site. Charges are currently understood to be £900 per quarter and this covers grounds maintenance, the running of the indoor swimming pool, external repairs and decorating to all the properties.

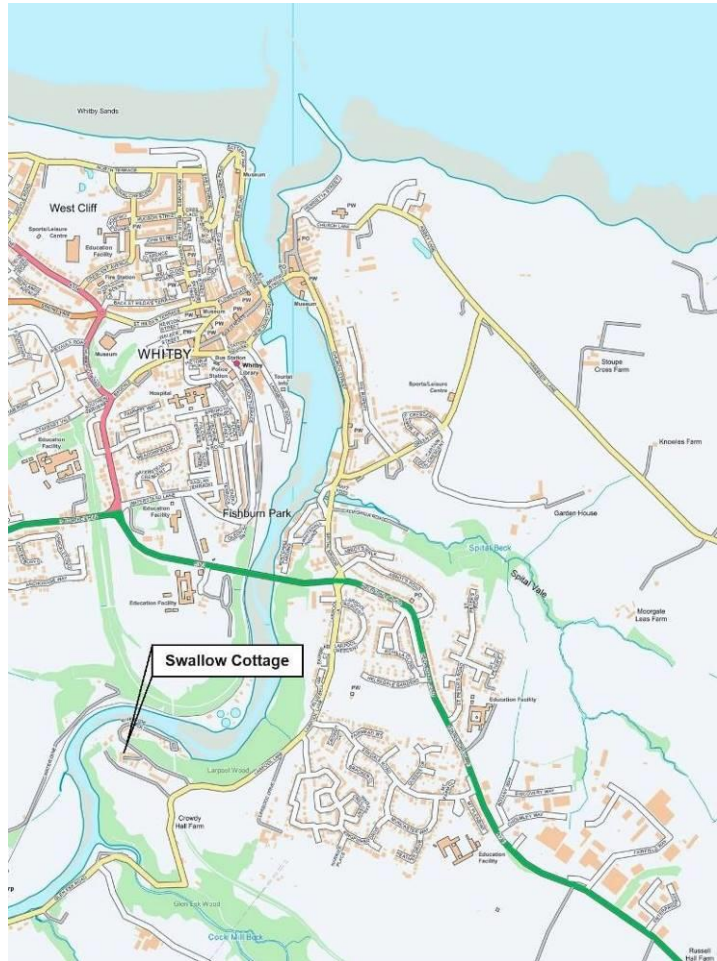
Tenure: Leasehold. 999 years from 2001.

The Property: It is noteworthy that all external doors and windows were replaced in April 2023 with high quality UPVC materials.

Post Code: YO22 4NE

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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