

RICHARDSON & SMITH

Chartered Surveyors

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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 BEDROOM 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 AN INDOOR SWIMMING POOL, THIS IS AN IDEAL 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: £199,950

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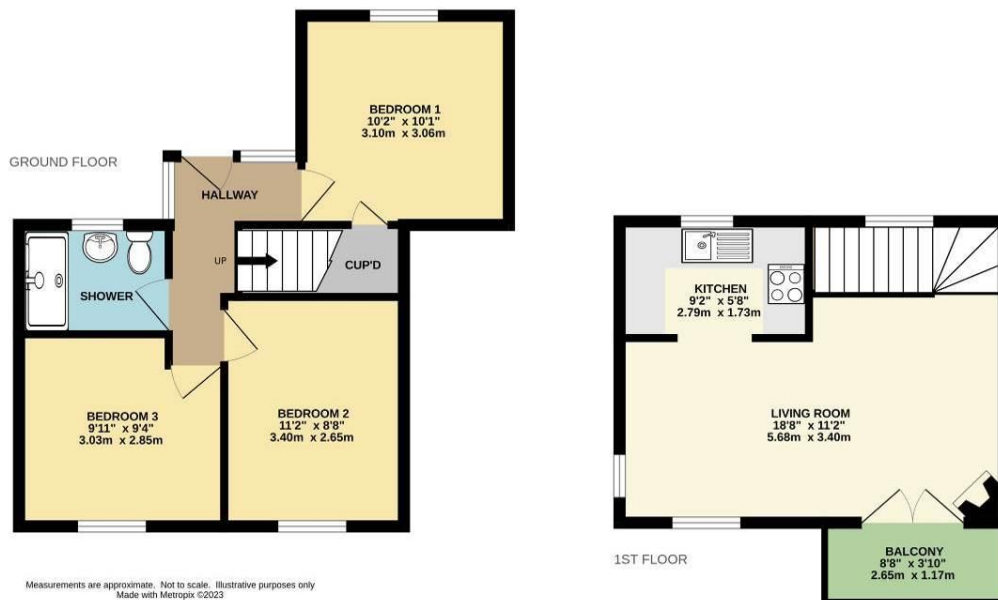
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PARTICULARS OF SALE

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 path adjacent to the parking space at the front, the entrance door opens into an L-shaped hallway with doors off to:

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



Bedroom 2: A double with a window overlooking the river and across the valley.

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

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



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 is fitted with the usual appliances.



Balcony: A timber balcony at the front of the house, 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. The gardens around the property and across the site are predominantly communal.



Site Amenities

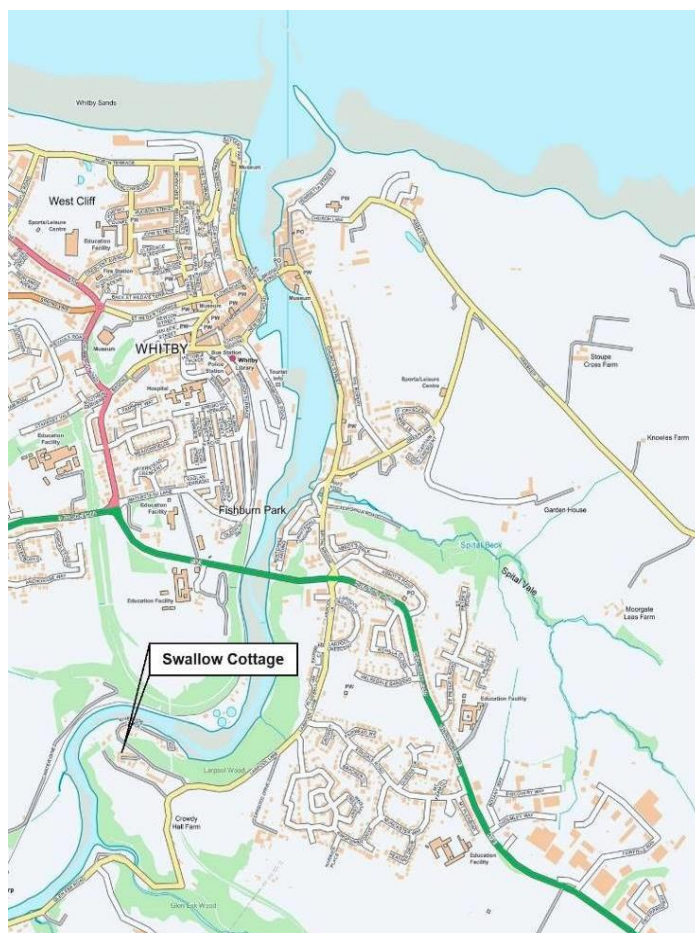
The amenities for the site include an indoor swimming pool and barbeque area, launderette and a children's play area.

GENERAL REMARKS & STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss 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, dual tariff electricity and mains sewerage. Heating is provided by storage and electric panel 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 2024/5. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

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Call us for a free appraisal of your property if you are considering selling



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