



01947 601301

ROXBY COTTAGE, STAITHES

3 BED COTTAGE



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PROPERTY FEATURES

- Charming Cottage on Staithes Harbourside
- Open Plan Living with a Separate Kitchen
- 3 Bedrooms, Modern Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Currently a Holiday Home and would be Ideal as a Buy-to-let Investment
- Just Yards from a Sandy Beach & Harbourside

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **1**
Reception Rooms: **1**
Tenure: **FREEHOLD**

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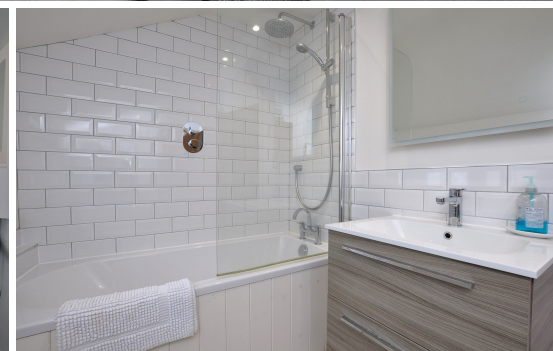
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ROXY COTTAGE, STAITHES - 3 bed Cottage - £375,000

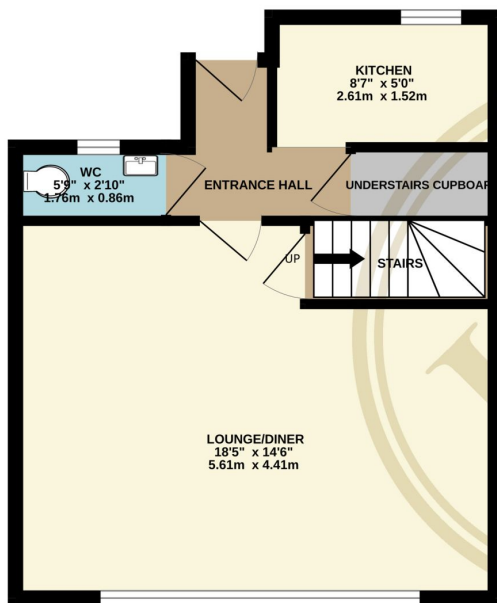


Hope & Braim are delighted to present Roxby Cottage in Staithes to the market. Rarely does a coastal home have better views than this charming cottage that enjoys a superb setting on the historic harbourside of this old fishing village. This period property has been tastefully refurbished with interiors that are light and bright plus benefit from having modern electric heating and double-glazing throughout. Downstairs there is an open plan lounge/diner that spans the full width of the property that has room for lounge seating and a dining table that enjoy views of the bustling harbour. At the back of the property there is a small kitchen that has fitted cabinets and integrated appliances plus a downstairs WC. Upstairs there are three bedrooms comprising double, twin, and single bedrooms and a modern bathroom suite that has a bath, shower, wash hand basin and WC. The cottage is in excellent decorative order and is a turn key property that is ideal as a holiday home or attractive buy to let investment in this ever popular village on the North York Moors Coast.

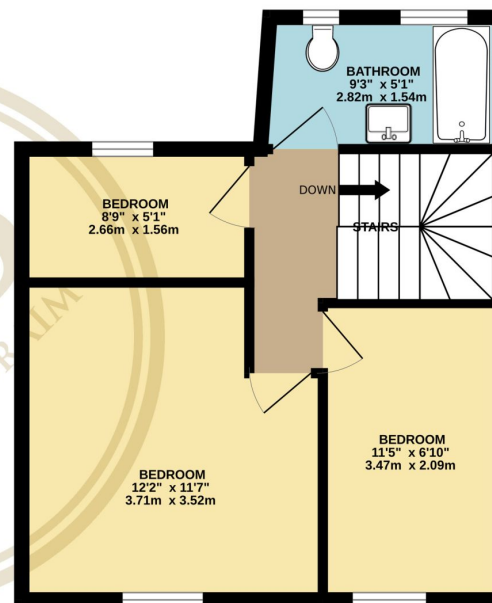


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GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		20	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

