



01947 601301



36 RESOLUTION CLOSE, CAPTAIN COOKS HAVEN

2 BED COTTAGE



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PROPERTY FEATURES

- Holiday Cottage on Riverside Holiday Park
- Open Plan Living with Separate Kitchen
- 2 Double Bedrooms & Modern Bathroom Suite
- Modern Electric Heating & Double-Glazing
- Allocated Parking & Private Balcony
- Managed Holiday Park with Indoor Pool & Children's Play Area
- 11 Months Occupancy Restriction (Site Closed in January for Maintenance)
- 999 Year Lease from 2001 with a Service Charge of £3,600 per year

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **ALLOCATED PARKING**

Outside Space: **BALCONY,
COMMUNAL GARDENS**

Tenure: **LEASEHOLD**

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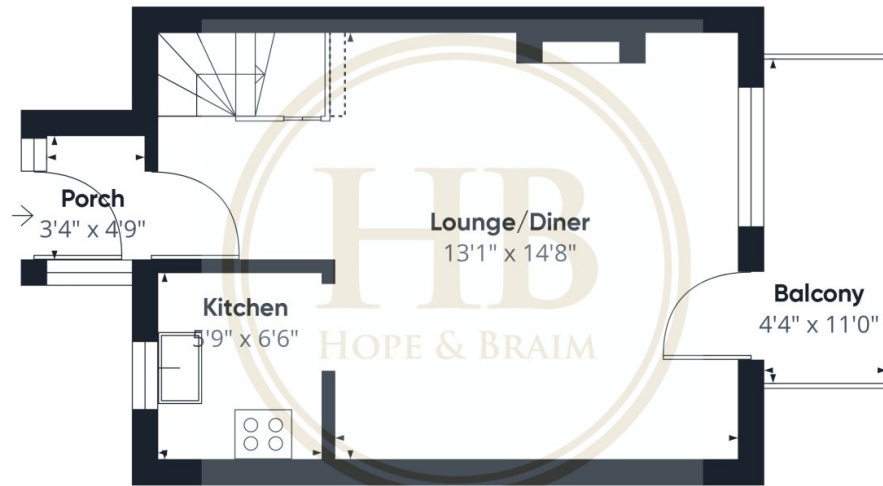
36 RESOLUTION CLOSE, CAPTAIN COOKS HAVEN- 2 bed Cottage -£179,950



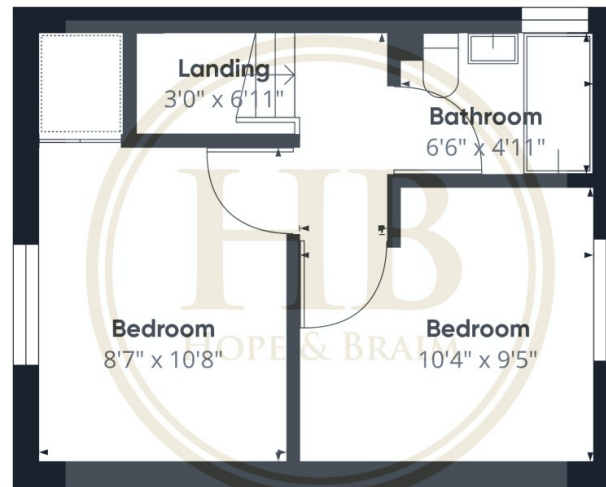
Hope & Braim are delighted to present 36 Resolution Close on the Captain Cooks Haven Holiday Park which is a riverside development close to the coastal town of Whitby. The cottage is a mid-terrace property and benefits from having private parking directly outside and a balcony to the rear. Resolution Close is a cluster of cottages at the top of this development with easy access to the park's amenities including an indoor heated swimming pool and Free Wi-Fi. The cottage has been well-maintained and comprises open plan living with a lounge/diner and a galley kitchen downstairs, whilst upstairs there are two bedrooms and a bathroom, all benefitting from having modern electric heating and double-glazing throughout. The property has been a successful holiday let and will be offered for sale fully furnished so is a turn-key buy-to-let investment. There is a restriction on the lease that only allows eleven months occupancy in a calendar year with January being the month that the park carries out general maintenance. If you are looking for a holiday home in a rural setting that's also close to the coast this cottage is worth a closer look.



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Floor 0



Floor 1



Approximate total area⁽¹⁾

532.81 ft²

Balconies and terraces

48.55 ft²

Reduced headroom

1.29 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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