



Inglebys

Estate Agents



Harbour Cottage High Street

Staithes, TS13 5BQ

Price Guide £250,000



We are delighted to offer for sale this simply stunning seaside cottage, idyllically located in the popular fishing village of Staithes.

Refurbished throughout to a high standard, currently utilised as a successful holiday let which consistently produces an annual revenue in excess of £30,000. Sold with all furnishings and forward bookings in place.



Tenure: Freehold

Council Tax: Scarborough Council, Currently exempt for business rates

EPC Rating: D

Living Area, 13.36m²

Glazed window to the side aspect and a sash window to the front, TV point, fitted kitchen units in a deep blue, with granite effect roll top work surfaces, integrated butler sink and a single electric, integrated oven and matching induction hob, tiled splashbacks, staircase rising to the first floor, wood effect flooring.

First Floor Landing, 4.77m²

Wooden doors to the shower room and bedroom one, staircase rising to the second floor.

Shower Room

A three piece suite comprising of a low level WC, wash basin inset into a vanity unit and a glass shower enclosure, half panelled walls, tiled flooring, extractor fan.

Bedroom One, 6.26m²

Traditional sash window to the side aspect.

Second Floor Bedroom, 8.02m²

Sash windows to both side aspects, under eaves storage cupboard, wall mounted lighting.

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Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

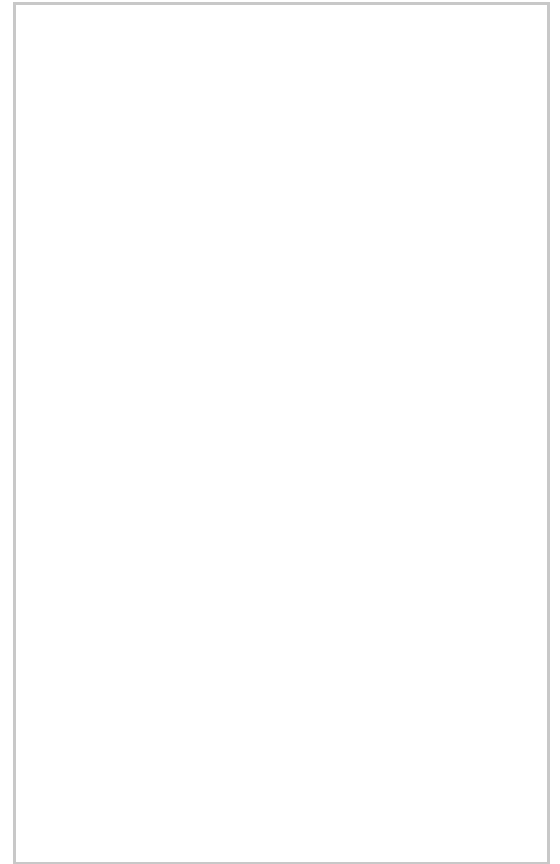
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

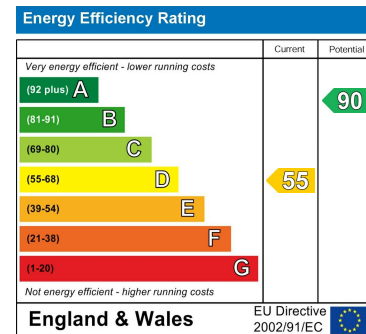
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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