

- Stunning 2 bed property in the heart of Staithes
- Spacious accommodation over 3 floors
- Two outhouses with plumbing and electric



Holmside, Chapel Yard, Staithes, Saltburn-By-The-Sea, Cleveland, TS13 5BS

Guide Price £289,950

Property Group

**ASTIN'S**



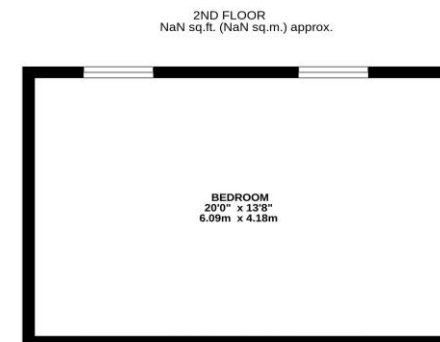
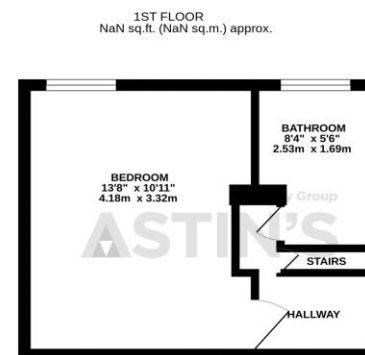
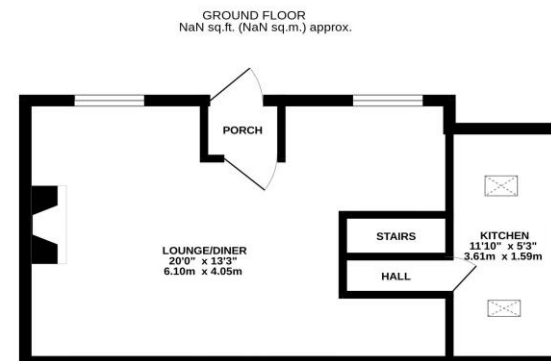


This stunning property in the heart of Staithes is certainly one that warrants closer inspection. Located in a private, gated yard off Chapel Yard this cottage offers privacy and is perfectly nestled away.

The accommodation is well laid over three floors, it is light and airy offers space throughout. The ground floor consists of a large lounge/diner with multi-fuel burner being the focal point of the room, there is ample storage in this room and two large windows overlooking the front yard. There is a split level up to the kitchen which offers modern units with integral appliances. To the first floor there is a large double bedroom and a modern family bathroom, the second floor houses a further double bedroom that is currently configured as a triple room.

To the front of the property there are two outhouses with electric and plumbing one with an original working toilet!

This property is offered with no upward chain and would make a wonderful holiday home, buy to let or residence by the sea.



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 performance certificate (EPC)

HOLMESIDE CHAPEL YARD BECKSIDE SALTBURN-BY-THE-SEA TS13 5BS	Energy rating <b>F</b>	Valid until: <b>30 September 2030</b>
		Certificate number: <b>0210-0202-6800-7286-3614</b>

**Property type**  
End-terrace house

**Total floor area**  
86 square metres

**Rules on letting this property**

**! You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

**Energy rating and score**

This property's current energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

**TENURE:**

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

**SERVICES:**

All mains services are connected to the property .

**REF: 9899**

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:  
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

**Astin's**

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