

- Immaculately presented two bedroom property
- Private parking
- Use of the pool and other amenities on site



45 Resolution Close Captain Cooks Haven, Larpool Lane, Whitby,
North Yorkshire, YO22 4NE

Guide Price £190,000

Property Group
ASTIN'S

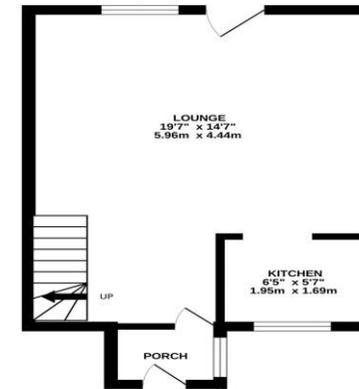


This delightful two bed cottage is ideally located at the top of the ever popular Captain Cooks Haven.

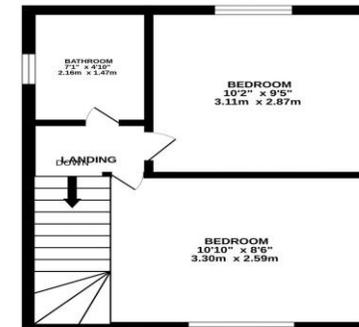
This property is immaculately presented throughout and has a fabulous outlook overlooking lots of greenery and the children's play park, you also get the use of the communal BBQ and seating area, as well as benefiting from your own private outdoor space. The accommodation comprises of a large lounge with rear access to the rear garden area, modern galley kitchen with integral appliances. To the first floor there are two double bedrooms and good size family bathroom. The property is finished to a high standard throughout and can be purchased with ongoing bookings if desired, the properties make ideal and very popular holiday lets as well as fantastic personal holiday homes.

The property has an 11 month occupancy restriction and cannot be used as a permanent residence; it does however have full use of the amenities and Swimming Pool.

GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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Always a warm welcome 7 days a week



TENURE:

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

SERVICES:

All mains services are connected to the property, with the exception of main line gas

REF: 4420

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.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

Energy performance certificate (EPC)

45 Resolution Close WHITBY YO22 4NE	Energy rating D	Valid until: 5 August 2033 Certificate number: 0260-2875-7380-2407-9351
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Property type
Mid-terrace house

Total floor area
53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's current energy rating is D. It has the potential to be A.

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

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.

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