

- 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 £175,000

Property Group  
**ASTIN'S**

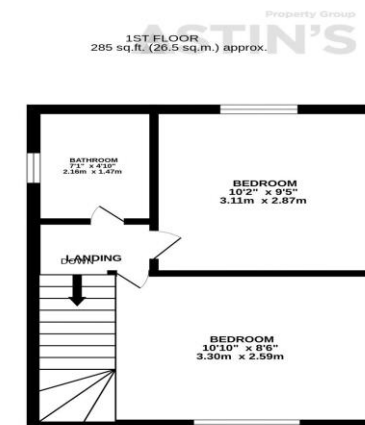
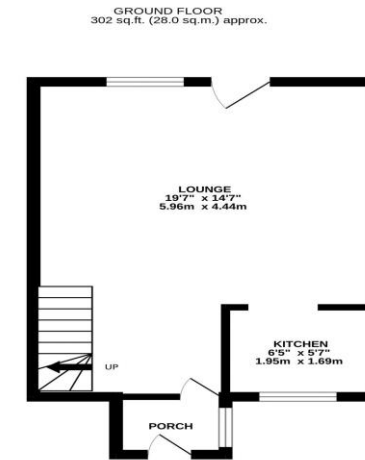




This delightful two bed cottage is ideally located at the top of the ever popular Captain Cooks Haven.

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.



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:

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Astin's  
47 Flowergate  
Whitby, North Yorkshire, YO21 3BB

# Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 45 Resolution Close<br>WHITBY<br>YO22 4NE | Energy rating<br><b>D</b> | Valid until:<br><b>5 August 2033</b>                   |
|   |                           | Certificate number:<br><b>0260-2875-7380-2407-9351</b> |

**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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