

- Terraced two bedroom property
- Large detached garden with rural outlook
- Offered with no upward chain



43 Staithes Lane, Staithes, Saltburn-By-The-Sea, Cleveland, TS13 5AH

Guide Price £160,000

Property Group

ASTIN'S



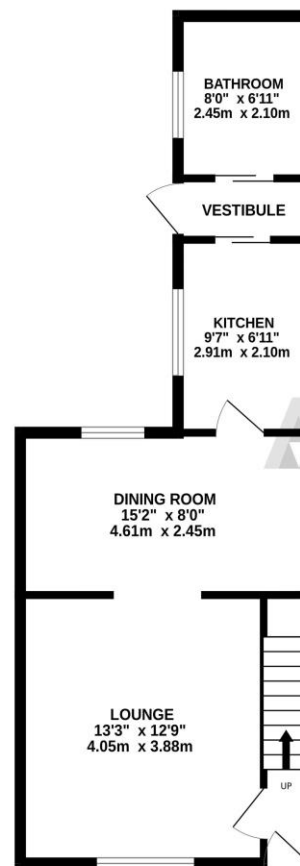
This charming two bedroom terraced property would make an fabulous first time buy or buy to let investment property. Ideally located close to the beach and other amenities including a regular bus route this property ticks many boxes.

The accommodation comprises of large lounge with double doors leading into a separate dining room, through to a galley kitchen with vestibule off and rear door access, the family bathroom is also to this floor. The upper floor offers two double bedrooms with wonderful, elevated rural views from the rear bedroom. Many on the row have incorporated a bathroom to this floor which is possible due to the size of the second double.

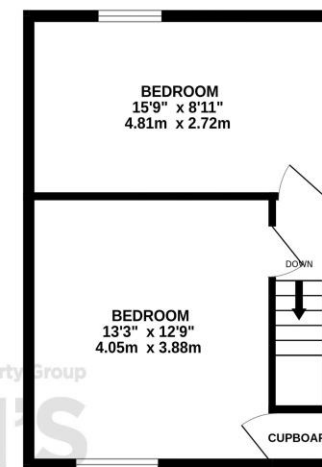
To the rear there is a private enclosed yard and across the private road a large private garden again with sunny rural outlook. This property certainly warrants viewing.

These properties are built well and have always been enjoyed by vendors and holiday guests alike.

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 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.
Made with Hengpa (2022)

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 freehold basis.

SERVICES:

All mains services are connected to the property, this property currently has oil central heating but gas is laid to the terrace.

REF: 9943

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.

Energy performance certificate (EPC)

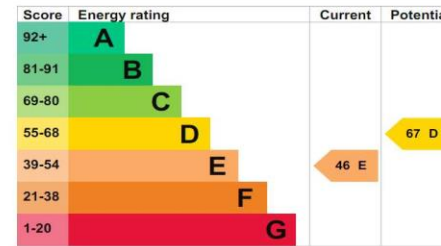
| | | |
|---|---------------------------|--|
| 43 Staithes Lane Staithes SALTBURN-BY-THE-SEA TS13 5AH | Energy rating E | Valid until: 12 October 2033 Certificate number: 9300-2822-1300-2197-3185 |
|---|---------------------------|--|

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 77 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards landlords-guidance).

Energy rating and score
 This property's current energy rating is E. It has the potential to be D.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|---------|---|--------|
| Wall | Sandstone or limestone, as built, no insulation (assumed) | Poor |

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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