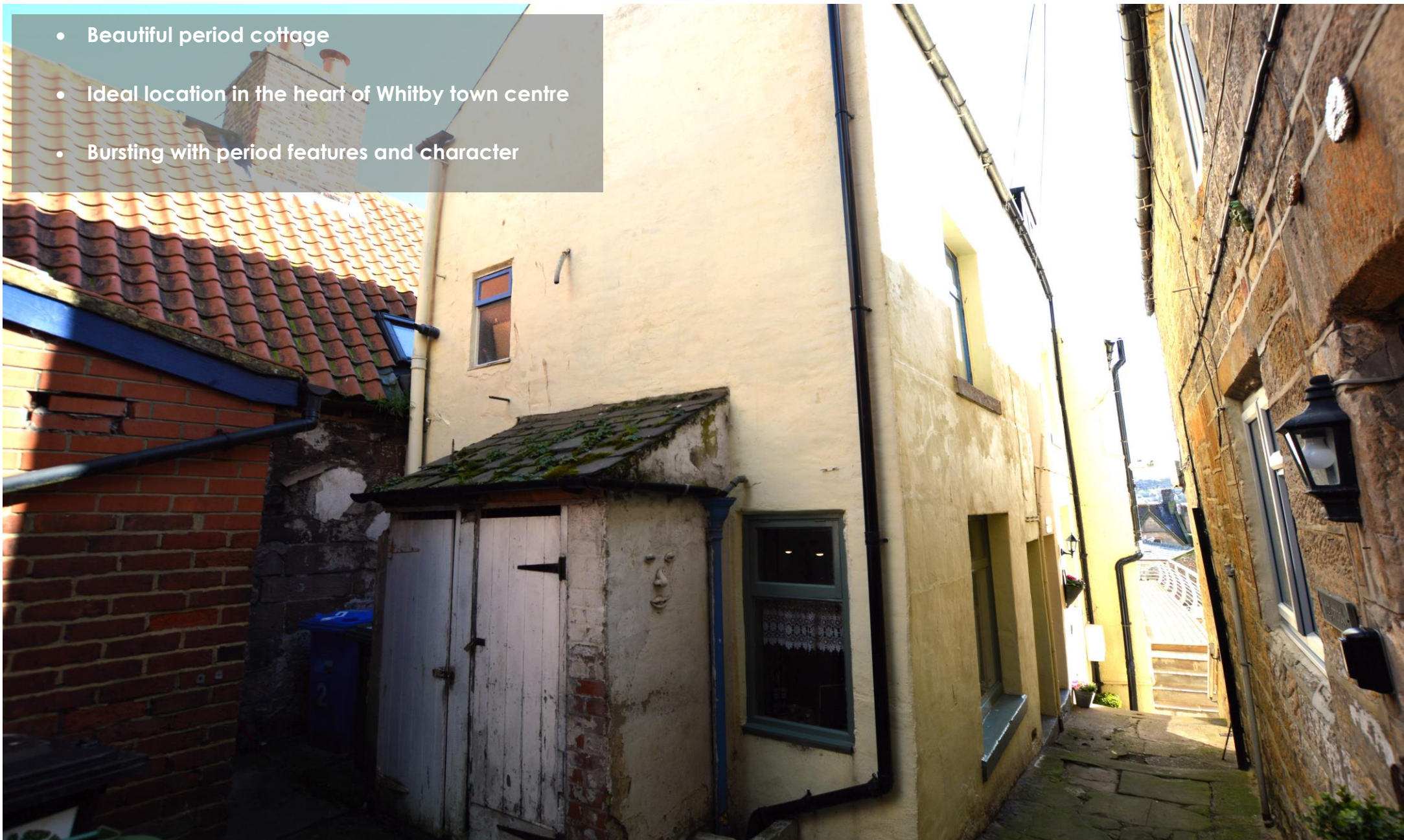


- Beautiful period cottage
- Ideal location in the heart of Whitby town centre
- Bursting with period features and character

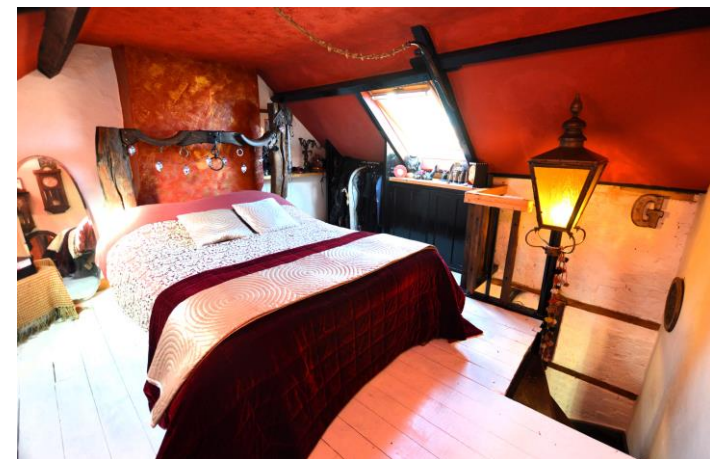


1 Rose & Crown Yard, Whitby, North Yorkshire, YO21 3BE

Guide Price £220,000

Property Group

ASTIN'S



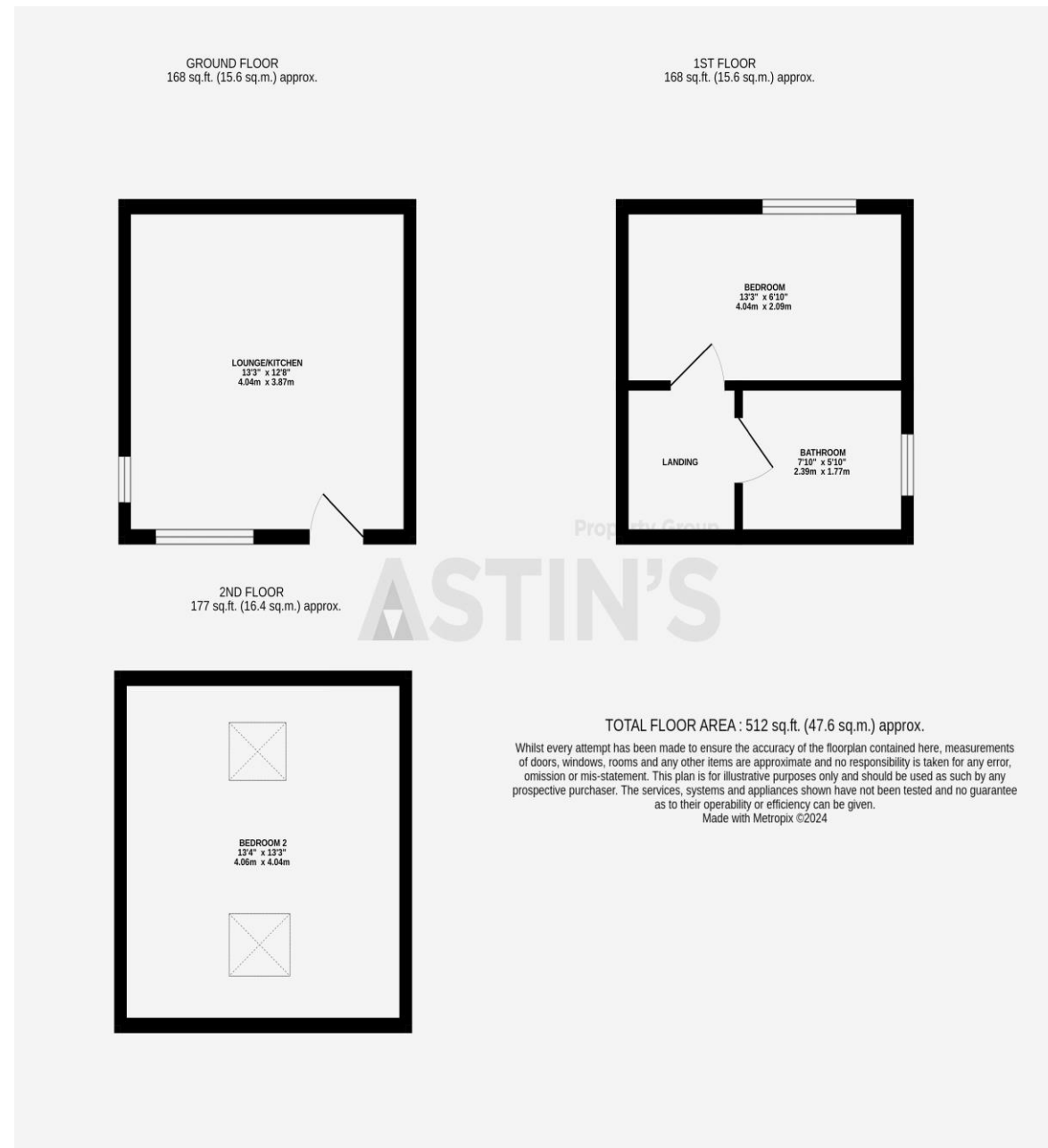
Astins are super pleased to bring to market this adorable cottage that has been brought back to its former glory by the current vendor.

This Cottage has plenty of history which can be traced back through the census to the 1860's when three families called this wonderful cottage home. The rear wall of the property dates back even further and is thought to be part of the Blacksmiths which used to be located in this yard.

The accommodation is over three floors and every floor is well laid with lots of natural light flooding through. The ground floor comprises of an open plan, lounge/kitchen with flagged floor, original fireplace with cosy log burner, original cupboards for useful storage, bespoke kitchen with handmade cabinetry and original brickwork, beams and original archways. To the first floor there is a good size double bedroom and family bathroom, and a further large double bedroom to the top floor with two velux windows adorning the room with natural light. There are so many nods to the era throughout the cottage and even the additions to the cottage are period, even down to the internal doors. The original beams are present throughout the property along with the high skirting's and original windows.

Rose & Crown is a very historic yard that is steeped in Whitby history, all of the cottages have tall tales to tell and as soon as you enter this cottage you are transported back to a bygone era, a very special cottage indeed.

Literally a hop into the town centre this cottage is ideal if you are looking for a bespoke and well positioned holiday let, bolt hole property or buy to let in the heart of Whitby and offered with no upward chain with furnishings.



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.

REF: 1279

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

17 Any Street,
Any Town,
County,
YO3 6QC

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mmmm yyyy]
Reference number: 0000 0000 0000 0000 0000
Total floor area: 166 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - Outstanding rate | A | | |
| Energy efficient | B | | |
| Decent | C | | 73 |
| Needs improvement | D | | |
| Needs significant improvement | E | 37 | |
| Very poor energy efficiency - Higher running costs | F | | |
| Very poor energy efficiency - Highest running costs | G | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - Near 0% emissions | A | | |
| Environmentally friendly | B | | |
| Decent | C | | 69 |
| Needs improvement | D | | |
| Needs significant improvement | E | | |
| Very poor environmental performance - High CO ₂ emissions | F | 31 | |
| Very poor environmental performance - Highest CO ₂ emissions | G | | |

England & Wales EU Directive 2002/91/EC

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy Use | 453 kWh/m ² per year | 178 kWh/m ² per year |
| Carbon dioxide emissions | 13 tonnes per year | 4.6 tonnes per year |
| Lighting | £81 per year | £00 per year |
| Heating | £1123 per year | £457 per year |
| Hot water | £219 per year | £104 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

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