

- Stunning three bed property
- Stunning views across the harbour & out to Sea
- Two permit parking spaces



Beckside Cottage, North Side, Staithes, Saltburn-By-The-Sea, Cleveland,
TS13 5BY

Guide Price £349,950

Property Group
ASTIN'S



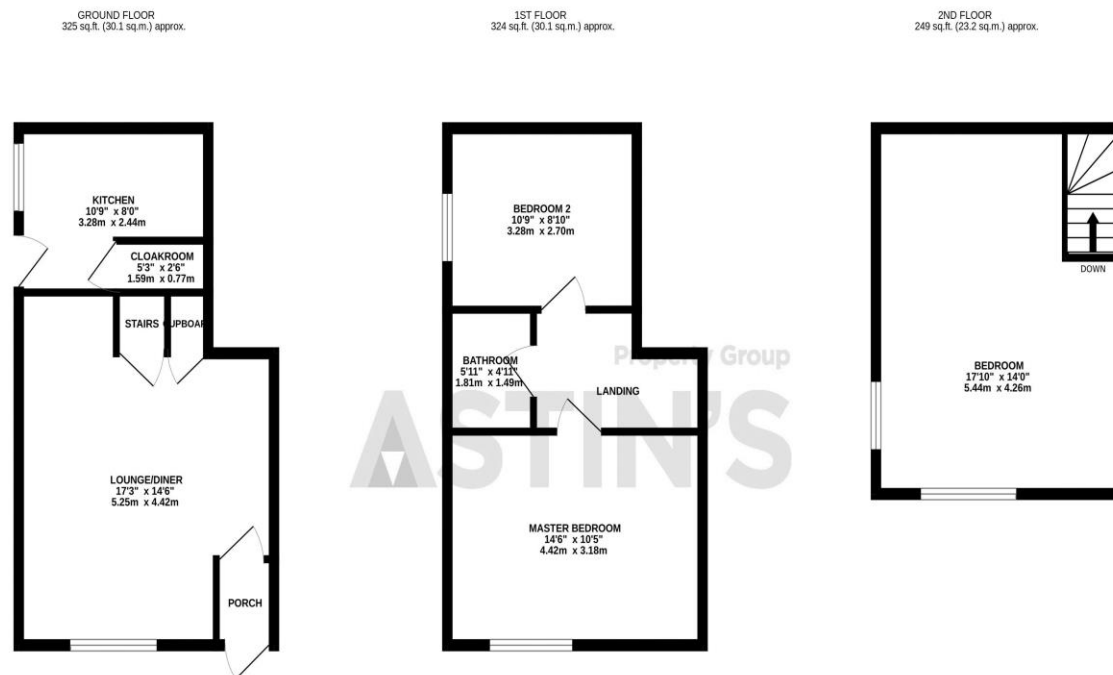
Astins are pleased to bring to market this beautifully quaint, quintessential fisherman cottage located on the pier in the heart of Staithes. Views from every window would be spot on!

Beckside Cottage is an absolute gem; it really is a straight walk in for any discerning purchaser and offered generous accommodation over three floors.

The Ground floor comprises a large lounge with wood burning stove, quarry tiled floor and large window overlooking the front pier, there is modern, galley kitchen to the rear with a downstairs cloakroom, there is rear access to a small yard to the rear. The lounge also houses two useful cupboards and a porch which is perfect for sandy boots and beach equipment. The first floor has two large double bedrooms with views over the harbour and out to sea from the front master bedroom, there is also a family bathroom to this floor. The second floor offers a huge double bedroom again that has delightful views out to sea.

This cottage has the added benefit of two parking permits to the front and that can be used on the pier. There is the benefit of double glazing throughout and modern electric heating throughout.

This cottage warrants closer inspection to be truly appreciated and is offered with no upward chain.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 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 Freehold basis.

SERVICES:

All mains services are taken connected to the property with the exception of gas.

REF: 9696

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

17 Any Street,
Any Town,
County,
YY3 8XX

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mm/yy]
Reference number: 0000 0000 0000 0000 0000
Total floor area: 186 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 - Best possible rate	A		
Energy efficient	B		
Decent	C		73
Needs some work	D		
Needs more work	E	37	
Needs a lot of work	F		
Very poor energy efficiency - Higher running costs	G		

Environmental Impact (CO ₂) Rating		Current	Potential
Very low environmental impact - Best CO ₂ performance	A		
Low environmental impact	B		
Decent	C		69
Needs some work	D		
Needs more work	E		
Needs a lot of work	F	31	
Very poor environmental impact - Higher 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	4.5 tonnes per year
Lighting	£81 per year	£88 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standard 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.

For all our properties visit www.astin.co.uk

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