

12 Borough Place, Whitby, North Yorkshire, YO22 4BJ

Guide Price £225,000















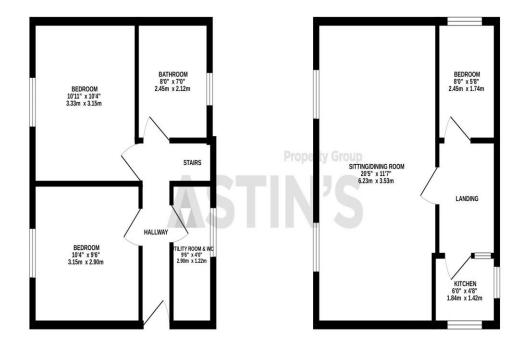






Formerly one of the larger fisherman's cottages, this property has been modernised and updated, whilst retaining many original features to form an extremely desirable holiday cottage. Being only a short walk from the harbour-side and with both beach and Abbey within easy reach, the cottage remains apart from the hustle and bustle of the popular shops and amenities that are located on Church Street and Sandgate. The accommodation makes use of the cottage's elevated position and offers glorious views with a rural & harbour outlook. Over two floors the ground floor offers two bedrooms with original fireplace to the master bedroom, and also a ground floor bathroom. There is the benefit of a separate utility room with WC which has potential to be converted into a shower room if desired. To the first floor there is a spacious lounge/diner with two large sash windows overlooking the gardens and out over the valley. There is a third bedroom/study and modern galley kitchen with views over the hillside and second window offering views over to the West Cliff. To the front of the property there is a fully enclosed and private yard and separate garden with drying rights. This property would make the most idyllic holiday let, tucked away quietly at the top of this beautiful historic yard it offers everything one would need for a holiday let, holiday bolt hole property or buy to let.

GROUND FLOOR 350 sq.ft. (32.5 sq.m.) approx. 1ST FLOOR 353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accusary of the floorpian contained here, measurementary of doors, windows, oncome and any other thems are approximate and no responsibility is taken for any error, rule on mission or mis-statement. This pain is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not be nested and no guarantee was as to their operability or efficiency can be given.



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: 4723

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

Current Potential

EU Directive 2002/51/ED

69

17 Any Street, Ary Town, County,

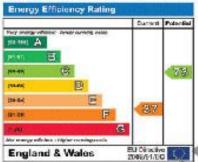
Dwelling type: Date of assessment: Date of certificated Reference number: Total floor area

Detached house 02 February 2007 [dd mmmm yyy] 0000 0000 0000 0000 0000

Environmental Impact (CO₂) Rating

D

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.



100-MET (W) England & Wales

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

no environmental impact rating is a measure of a frome's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the teting the less impact it has on the environment.

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

		Gurrent,	Potontial
Energy Use		453 hWhim² per year	178 kW : Am² per year
Carbon diaxide emissions		13 tannes par year	4.9 tonnes per year
Lighting	N 20	E81 per year	£365 per year
Heating	100.40	£1173 parysar	£457 peryser
Hot water		E219 per year	£104 per year

Based on standard sed assumptions about occupancy, heating patterns and geographical location, the above table provides an indication or 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 frame to be compared with a cather flaways 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

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