

- Charming character cottage
- Original features throughout
- 2 double bedrooms



Lyne Garth, Church Street, Staithes, Saltburn-By-The-Sea,  
Cleveland, TS13 5DB

Guide Price £195,000

Property Group  
**ASTIN'S**



This charming cottage in the heart of Staithes really is a must see. In need of some renovation throughout this cottage could be something quite special. A hop, skip & a jump down the bank to the Beach you cannot beat the location.

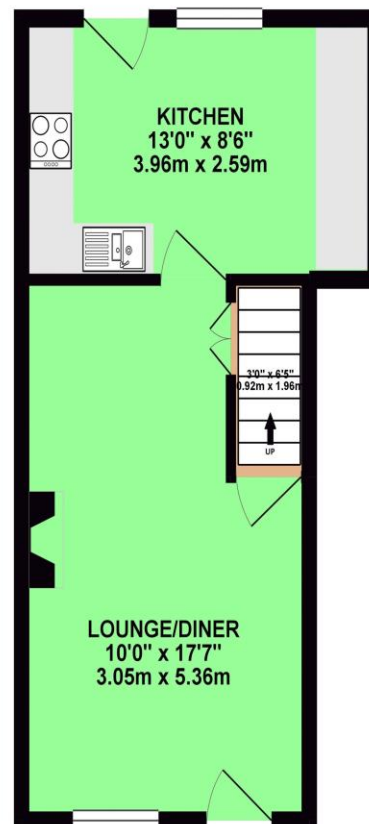
The accommodation is set over three floors and is deceptively spacious. The ground floor boasts a large lounge/diner with multi fuel burner, original beams & character cabinetry. There is an open entrance into a good size kitchen that has been added over the years.

There is rear door access from here onto a small private patio area that also has a very useful store. To the first floor there is a good size family bathroom and double bedroom to the front, to the second floor there is a large master bedroom.

The property is light and airy throughout and would make a wonderful holiday home to make lots of happy memories by the Seaside.

Viewing is recommended.

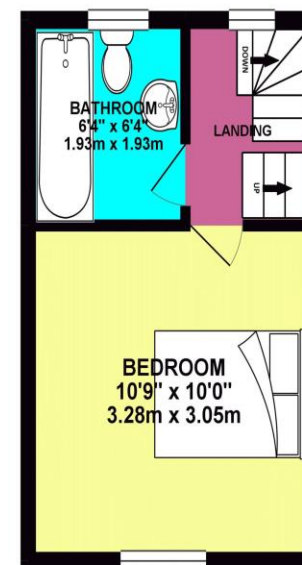
GROUND FLOOR 309.27 sq. ft.  
( 28.73 sq. m. )



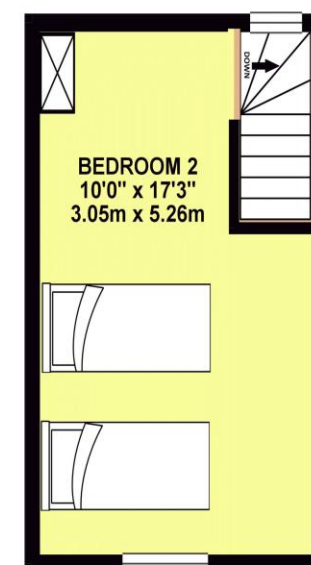
TOTAL FLOOR AREA : 697.41 sq. ft. ( 64.79 sq. m. ) approx.

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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1ST FLOOR 194.07 sq. ft.  
( 18.03 sq. m. )



2ND FLOOR 194.07 sq. ft.  
( 18.03 sq. m. )



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.

**COUNCIL TAX:**

Assessed by Scarborough Borough Council at band B.

With £1,475.35 payable.

**SERVICES:**

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

**REF: 9419**

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**



Lyne Garth, Church Street, Staithes, SALTBURN-BY-THE-SEA, TS13 5DB

**Dwelling type:** End-terrace house  
**Date of assessment:** 20 June 2019  
**Date of certificate:** 27 June 2019  
**Reference number:** 8171-7326-6660-2550-0926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 58 m<sup>2</sup>

**Use this document to:**

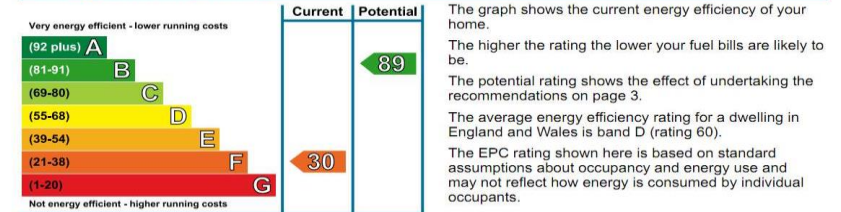
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,622</b>
<b>Over 3 years you could save</b>	<b>£ 3,714</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 4,965 over 3 years	£ 1,488 over 3 years	
Hot Water	£ 510 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 5,622</b>	<b>£ 1,908</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 294
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,629
3 Internal or external wall insulation	£4,000 - £14,000	£ 996

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.

The environmental impact rating is a measure of this home's impact on the environment. The Full Energy Performance Report can be viewed upon request at the Agents Office.

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Tel: 01947 821122

Email: [property@astin.co.uk](mailto:property@astin.co.uk)