

- A truly stunning 3 bed property
- Parking, garage and outdoor space
- Beautifully presented throughout



Ardbank, Elliot's Yard, Staithes, Cleveland, TS13 5BJ

Guide Price £329,950

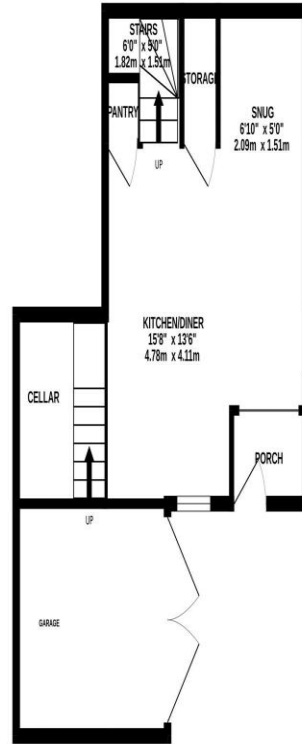
Property Group

ASTIN'S

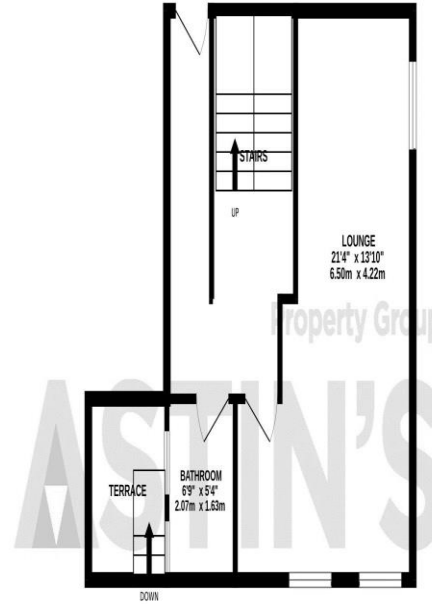


This beautifully presented three bedroomed property is ideally located on a quiet corner in the heart of the old village of Staithes. Close to the Beck and just a moment's stroll along the cobbled High Street to the beach and harbour, Ardbank has the rare advantage of private off-street parking and garage. With unusually spacious living accommodation over three floors, the property has been tastefully and sympathetically decorated throughout, and offers many period features including beamed ceilings and exposed stone walls. A stable door opens from the parking space into a porch which in turn leads to a large modern fitted kitchen with pantry and store cupboard in addition to a dining and family snug area. Stairs lead to the first floor where you will find a generous, dual aspect L-shaped lounge with feature fireplace and plenty of room for a formal dining table if desired. The good size house bathroom and external door to Elliot's Yard are also found on this level. Stairs lead on to the second floor which offers three double bedrooms, two with far reaching views across to the cliffs at Cowbar. There is also an additional WC and access to the loft. Outside the garage is accessed from the parking space and has a door leading to a cellar, and stairs to the level above. This would make a fabulous family home for anyone looking to live in the village, or could continue to be run as a successful holiday let. Ardbank is available to purchase fully furnished and

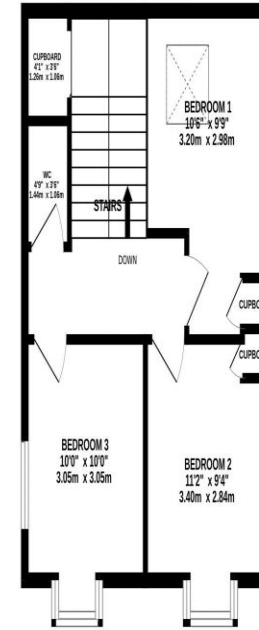
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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.
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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 connected to the property.

REF: 2737

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)

Ardbank Elliotts Yard Staithees SALTBURN-BY-THE-SEA TS13 5DJ	Energy rating F	Valid until: 25 May 2030
	Certificate number: 0444-2836-6856-2820-3385	

Property type	Semi-detached house
Total floor area	112 square metres

Rules on letting this property

! You may not be able to let this property

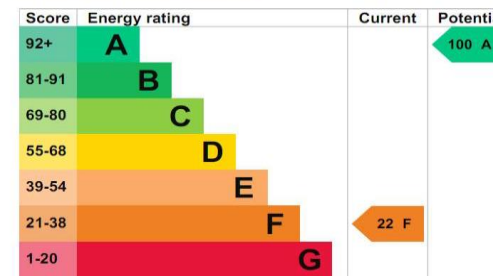
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be A.

[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 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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