

- Disabled Access
- Parking Space
- Exempt From Second Home Premium for Council Tax



47 Resolution Close, Captain Cooks Haven , Larpool Lane,  
Whitby, North Yorkshire, YO22 4NE    Guide Price £185,000

Property Group  
**ASTIN'S**



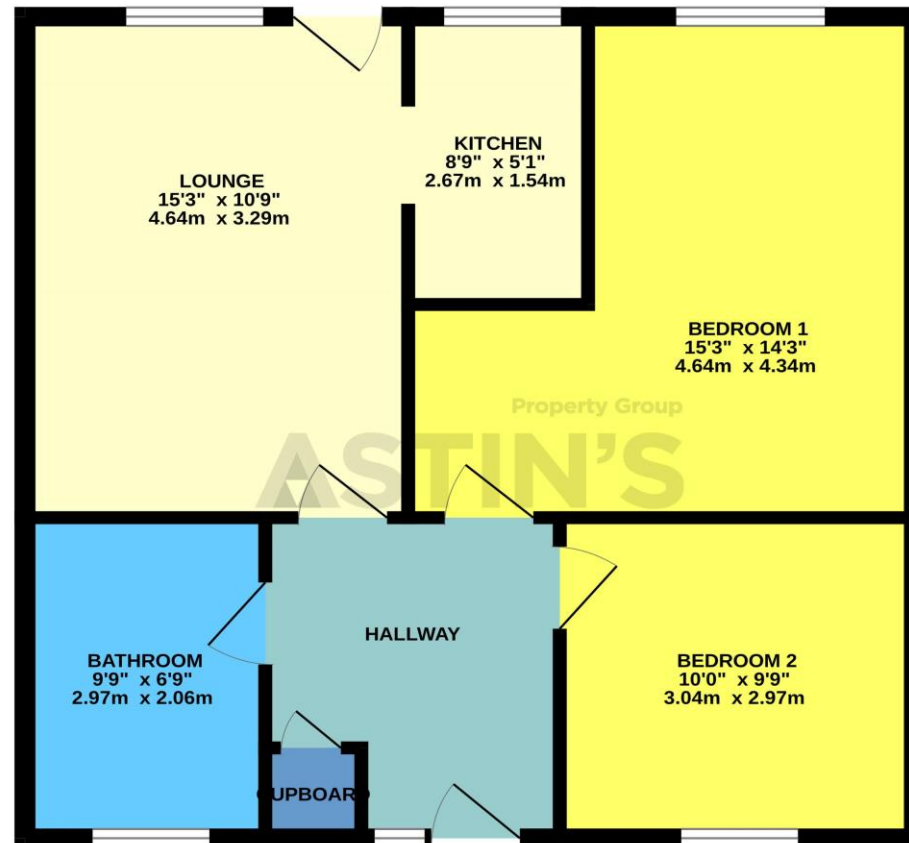


A delightful two bedroomed bungalow situated at the top of the popular Captain Cooks Haven development close to Whitby. This property has been designed with easy access in mind so that those with mobility issues or wheelchair users can enjoy the property with ease.

There is a parking space adjacent to the property and a path straight to the front door. Inside there are two double bedrooms, a lounge with a door out to the rear garden areas, a kitchen and a large bathroom / wet room with non slip flooring, a bath and separate shower with a seat makes for an easy to use space. The kitchen is next to the lounge with a built in cooker and extractor, space for a fridge freezer and a range of base and wall units. There is a stainless steel sink and drainer and space for a dishwasher. To the rear of the bungalow there is a patio area and a lawned garden.

To the front there are green areas with some lawn and shrubs. This property is adjacent to the park reception and also close to the swimming pool which this property has the use of. Please note that these properties can be used as a second home or commercial holiday lets and have a restricted occupancy in that they can only be used for 11 months of the year. There is a maintenance fee in place payable to Captain Cooks Haven.

GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Leasehold basis.

SERVICES:

All mains services are connected to the property.

REF: 4431

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)

47 Resolution Close WHITBY YO22 4NE	Energy rating <b>E</b>	Valid until: 2 October 2034
		Certificate number: 9290-1526-0422-4402-3043

Property type	Mid-terrace bungalow
Total floor area	59 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is E. It has the potential to be B.

[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 average energy score is 60

### Breakdown of property's energy performance

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.