

- Fantastic period cottage/bungalow
- Generous accommodation throughout
- Huge garage and additional parking



Sea View Cottage, Dunsley, North Yorkshire, YO21 3TL

Guide Price £257,950

Property Group  
**ASTIN'S**



PERFECT LOCATION, PERFECT COTTAGE, PERFECT BUY!

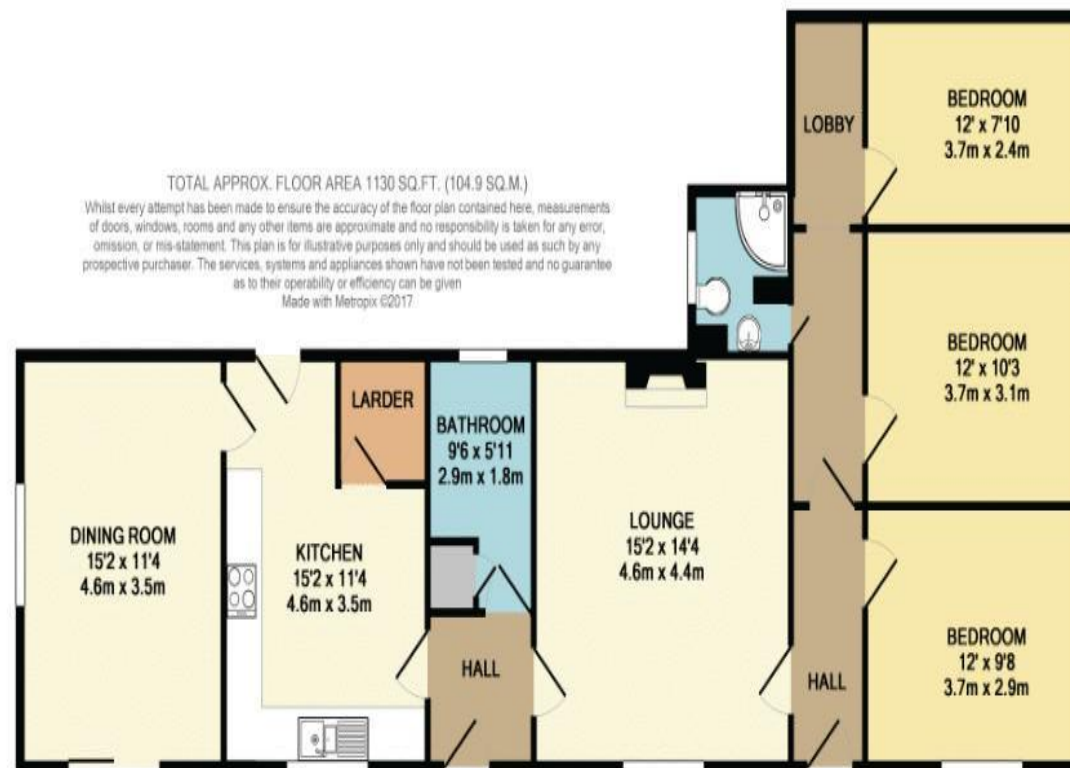
This period cottage boasts superb Views over open countryside to the sea.

Having 3 double bedrooms, large garage/ workshop, and low maintenance garden are just a few attributes that this spacious cottage/bungalow has to offer.

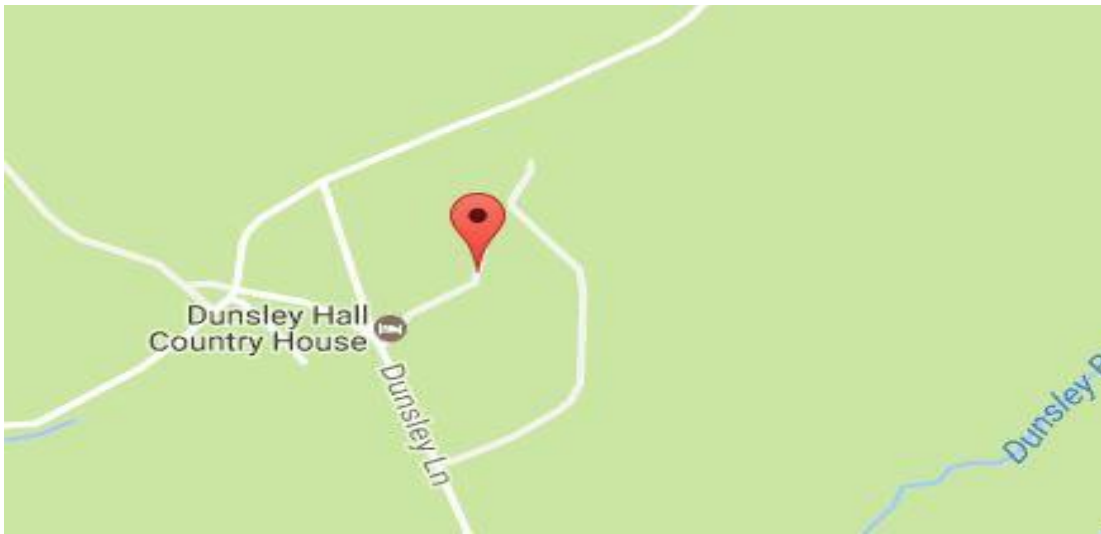
Situated within the grounds of an Edwardian Country House that is Dunsley Hall, the cottage is just a mile from the sea and the coastal village of Sandsend, whilst being only 2 miles from Whitby and was formerly the gardeners cottage to the hall. The well maintained accommodation is all on one level and includes dining room, fitted modern kitchen and large light and airy lounge as well as the 3 bedrooms and 2 bathrooms, with the potential to create a fourth if desired. Benefiting from double glazing and oil central heating (including a new tank), Outside parking and a huge garage/workshop to the rear.

Currently used as an occasional holiday cottage the property comes with contents included, a excellent bar and restaurant just a short stroll away, the beach and countryside on your doorstep with everything Whitby has to offer nearby.

So whether looking for a permanent home, holiday bolthole or investment property this is a property worthy of serious consideration!



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 a rateable value of £2,750 for 2016/17. Small business relief currently applies.

**SERVICES:**

All mains services are connected to the property, with the exception of gas and private shared septic tank for waste.

**REF: 8877**

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(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**

**Sea View, Dunsley, WHITBY, YO21 3TL**  
**Dwelling type:** Detached bungalow  
**Date of assessment:** 21 February 2017  
**Date of certificate:** 22 February 2017  
**Reference number:** 8663-7222-5850-1049-0922  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 114 m<sup>2</sup>

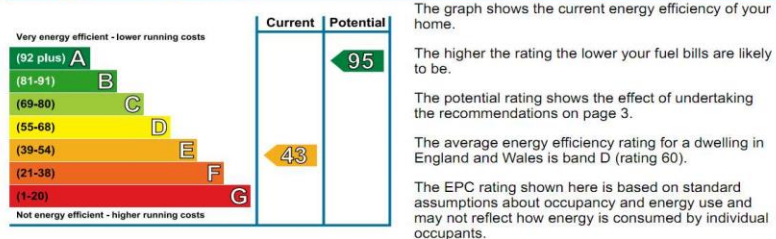
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,161</b>
<b>Over 3 years you could save</b>	<b>£ 1,881</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 207 over 3 years	
Heating	£ 3,468 over 3 years	£ 1,845 over 3 years	
Hot Water	£ 423 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 4,161</b>	<b>£ 2,280</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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 168	
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,002	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 336	

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). 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.