

- Two bedroom, Grade II listed fisherman's cottage
- Private yard to rear
- Successful holiday let



12 Henrietta Street, Whitby, North Yorkshire, YO22 4DW

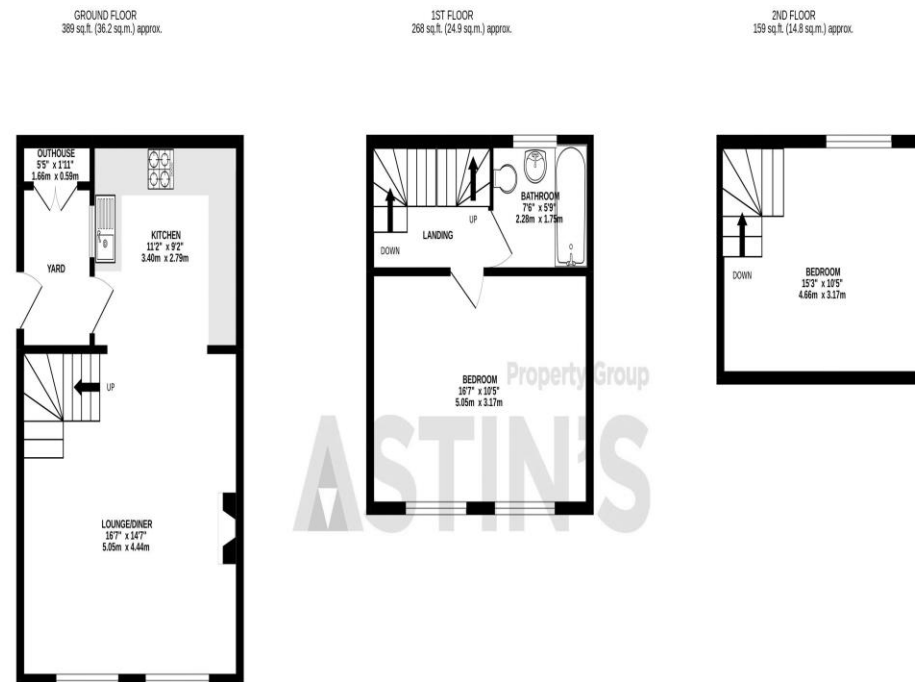
Guide Price £450,000

Property Group

ASTIN'S



Astin's are delighted to present Henrietta Cottage, a beautifully presented Grade II listed fisherman's cottage sitting proudly on this cobbled street off Church Street. Currently a successful holiday let, the property is available as a going concern with contents and bookings in place if desired. It would however also make a fabulous bolt-hole by the sea or permanent residence. Offering ample space throughout, this cottage has been lovingly restored with cosy neutral colours and modern fittings, all whilst keeping it's charm and character. The accommodation is set over three floors. The ground floor is accessed through a passageway leading to the rear yard. The ground floor offers an open-plan living aspect, there is a kitchen with fitted units and built-in appliances and a comfortable lounge space. The first floor has a double bedroom and family bathroom, with shower over the bath, hand basin and w.c. The final floor offers a further bedroom which is a generous size and has a peeping view of St Mary's Church at the top of the cliff. This lovely cottage sits in a wonderful location in the heart of Whitby. It is also near the beach, local shops and all amenities. Call Astin's today to arrange a viewing.



TOTAL FLOOR AREA: 816 sq.ft. (75.9 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

Insert Map



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: 9806

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)

12 Henrietta Street
WHITBY
YO22 4DW

Energy rating
E

Valid until: 31 May 2032
Certificate number: 0310-2939-9150-2372-8611

Property type

Mid-terrace house

Total floor area

75 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.
[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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.