

River Cottage , Dalehouse, Staithes, Saltburn-By-The-Sea, Cleveland, TS13 5DT

ASTIN'S

Property Group

Guide Price £249 000





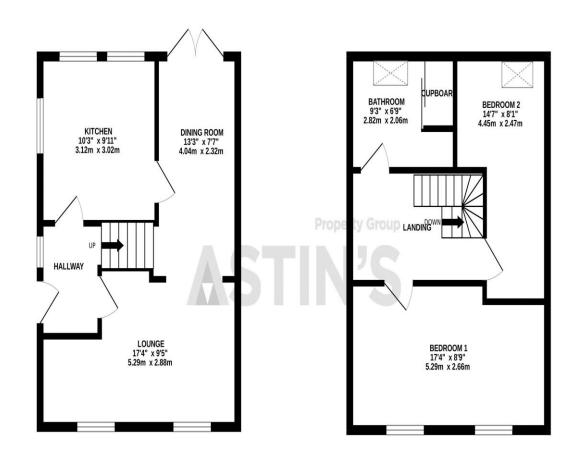








A well maintained stone cottage in the beautiful rural hamlet of Dalehouse close to Roxby and Staithes. This cottage has a large lounge, dining area and kitchen downstairs and two bedrooms upstairs with a family bathroom. To the rear of the property there is a very private decked area for sitting outside. The cottage is situated next door to the very popular Fox and Hounds which serves food and drinks but is not a noisy establishment. There is a parking space in the pub car park allocated for this cottage. Currently run as a holiday let this property could be used as a second home or a residential property. Located out of the way of the busier tourist areas it is a short distance from Staithes Harbour. We highly recommend a viewing of this delightful home.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, vindows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for its flustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 – this property has LPG.

REF: 10099

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

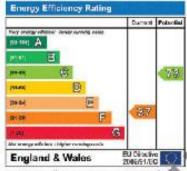
C L F

Dwelling type: Date of assessment: Date of certificate: Reference number:

Detached house 02 February 2007 [dd mmmm yyyy] 0000 0000 0000 0000 0000

Total floor area: 186 m

This home's performance is raised in terms of the energy use per square metra of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

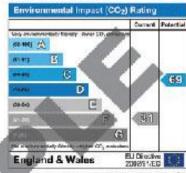


17 Any Street,

Any Town,

County,

The energy efficiency rating is a measure of the overall efficiency of a home. The higher their string the incre energy efficient the home is and the lower the fact bits will be.



The environmental impact rating is a measure of a home simpact on the environment in terms of carbon duside (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO) emissions and fuel costs of this home

		Gurrent.	Potontial
Energy Use		453 kWhilms per year	178 kWh/m² per year
Carbon diaxide emissions		få tannes par year	4.9 tonnes per year
Lighting	A 20	E81 per year	£366 per year
History	99.40	£1173 parysar	E467 peryser
Hot water		£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provided in indication or how much it will cost to provide lighting, heating and hot water to this home. The first occupanty was a reasonable service, maintenance or safety inspection. The certainty has been provided for comparative purposes only and enables one name to be compared with a control diverse check the date the certificate was issued, because fuel prices can increase over time and energy-saving recommencations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



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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