

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

ASTIN'S

Property Group

Guide Price £239 000





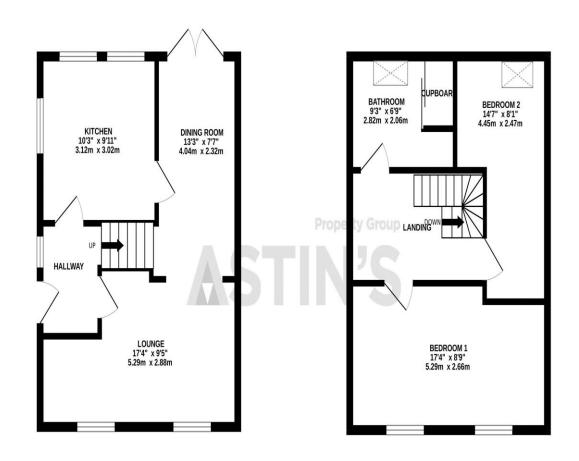








A well maintained stone cottage in the beautiful rural hamlet of Dalehouse close to Roxby and Staithes. This cottage has a large lounge, dining area and kitchen downstairs and two bedrooms upstairs with a family bathroom. To the rear of the property there is a very private decked area for sitting outside. 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:

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fact bits will be. men B

men C

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increase impact on the environment in terms of carbon dicade (CO₂) emissions. The higher the teting 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 kWhiles per year	178 kW //m² per year
Carbon diaxide emissions	da tannes per year	4.9 tonnes per year
Lighting	E81 per year	£365 per year
Heating	£1173 parysar	£457 peryser
Hot water	E219 per year	2104 per year

Based on standardized assumptions about desupancy, heating patterns and geographical location, the above table provides in a releast on a flow much it will cost to provide lighting, beating and host water to this home. The first occur or by take in the account the cost of fuel and not any associated service, maintenance or earliety inspection, the certains has been provided for comparative purposes any and enables one from to be compared with a cities of the flivery check the date the certificate was issued, because fuel prices can increase over time and enables for commencations 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.

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