

8 Bloomswell, Robin Hoods Bay, Whitby, North Yorkshire, YO22 4RT

£380 000

Property Group



















A generously sized 2/3 bedroom terraced cottage in the popular village of Robin Hoods Bay. Located on Bloomswell the views from this property out to sea, across the rooftops and out to the countryside are simply beautiful. This guirky property is set out on three floors which allows for various possible uses of the rooms. The property is also accessed on two different ground levels with the back door leading into the kitchen and the front door leading into the downstairs lounge. At the front of Orchard Cottage there is a sunny communal terrace looking out across the rooftops. There are benches to sit on and enjoy the sunshine and flowers or watch the world go by. The front door opens into the downstairs lounge which has a wood burner and a sash window to the front. To the rear there is a utility room and family style bathroom which is fully tiled with a bath W.C. vanity unit with hand basin and a heated towel rail. Stairs lead from the lounge to the next level which has a kitchen and a lounge/diner with views to the front. This room could be used as another bedroom if desired. The downstairs lounge likewise would be used as a bedroom - so there is plenty of versatility regarding layout. The top floor has two bedrooms, the largest at the front has views and a modern en-suite shower room. The bedroom at the rear has a vaulted wooden ceiling and a cupboard housing the combi boiler. At present this property is used by the vendors as their personal holiday retreat and also let out with Baytown Holiday Cottages as a successful commercial holiday let.



TOTAL FLOOR AREA: 776 sq.th. (721.sq.m.) approx. White very atterpt tab some made to maxim be accuracy of the documa constant bere, measurement of oors, windhow, norma and are other terms are approximate and no responsibility to laten fix any nermession or ma-samelene. The gain is to document the provide and and the provide the proprospective purchase. The services, systems and applances shown have not been tested and no guarant as to their organization or document.

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.

SERVICES:

All mains services are connected to the property.

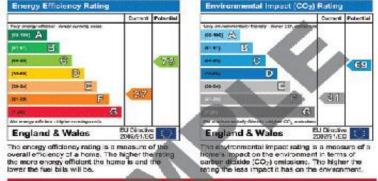
REF: 8666

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Energy Performant	æ Gertificate	S☆P
17 Any Street, Ary Tawn, County, YY 3 Stoc	Dwelling type: Date of assessment: Date of certificate: Reference number: Total floor area	Detached house 02 February 2007 [dd minimin yyy] 0000 0000 C000 C000 0000 156 m²

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



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

	Gurrent;	Potontial
Energy Use	453 kWh/m² per year	178 kW1/m2 per year
Carbon diaxide emissione	ta tannas par year	4.9 tonnes por year
Lighting	E81 per year	£366 per year
Heating	E1173 perysar	E457 peryser
Hot water	£219 per year	E104 per year

Based on pandardised assumptions about desupancy, heating patients and geographical location, the above table provides an indication of flow much it will cest to provide lighting, heating and hot writer to this home. The fuel course or ying it is baccount the cest of fuel and not any associated envice, maintenance or usafry inspection. The centric one has been provided for comparative purposes only and enables one name to be compared with a mathematic test the data the certificate was issued, because fuel prices can increase over time and enables can increase over time and enables and increase over time and enables.

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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