

Seagull's Nest, 8 Prospect Place, Whitby. YO22 4AD

£260,000

Property Group



















Seagull's Nest is at 8 Prospect Place located off Church Street & the harbourside. With accommodation on four floors this is a period stone built Georgian Grade II listed property.

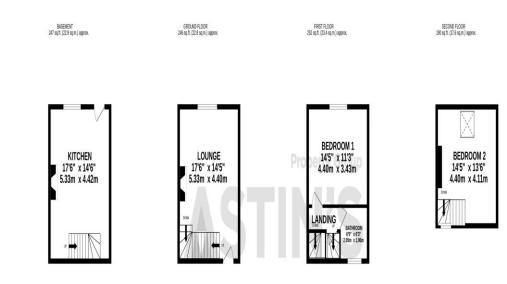
The house can be accessed either by foot from Church Street or can be reached by car by parking on The Ropery and using the locked gate at the rear from which metal steps lead down to the yard and the cottage. This access is shared but there is the use of the large yard for the owners of number 8.

Entering the property from the "front" takes you into the basement or front ground level which is the kitchen. This room is a great size for entertaining with space for a large dining table as well as a lounge chair. There is a range of wall and base cupboards, built in dishwasher, oven, hob and extractor, fridge & freezer. From the kitchen a staircase leads up to the lounge area.

The lounge can be accessed by the back door from the rear yard or by coming up from the kitchen on the lower level which has a door onto the front lower level terrace. This room is very grand with a wooden floor, wooden panelling, exposed beams and exposed stonework. There is a sash window to the front of the property and stairs leading up the panelled stairway to the first floor.

On the first floor there is a double bedroom with built in cupboards and a sash window to the front. There is also a bathroom on this floor with a bath with shower above, W.C and hand wash basin. A door leads to the stairs up to the fourth or top floor where there is a double bedroom in the attic space. There are wooden beams a window and a velux to let in light. We must note that the head height at the top of this flight of stairs is very low, however once in the bedroom the standing height is adequate although slightly restricted under the eaves.

Outside there is a small terrace to the front and at the rear a walled yard with metal stairs leading up to the back gate. Please note that this yard has a right of way through it to neighbouring properties.



#### TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpinon contained here, measurements of doors, mindows, rooms and any other terms are approximate and no responsibility is ablen for any enror mission or mis-statement. This plan is for instructive purposes only and build be used as such by any prospective purchaser. This services, systems and appliances shown have not been tested and no guarantee as to ther openality or efficiency can be given. Nad ave Mi Netropic XOCS

# 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.

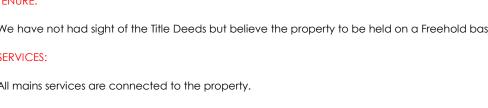
# **REF: 1000**

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## Astin's

47 Flowergate



Energy Performance Certil	ficate	S☆P
17 Any Street. Any Tawn, County, YY3 Stoc	Dwelling type: Date of assessment: Date of certificate: Reference number: Total floor area	Detached house 02 February 2007 [dd mmmm yyy] 0000 0000 C000 0000 0000 166 m²

This home's performance is rated 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 (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the racing the more energy efficient the home is and the lower the fuel bills will be.

he environmental impact rating is a measure of a ionie's impact on the environment in terms of carbon dickide (CO<sub>2</sub>) emissions. The higher the toting the less impact it has on the environment.

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

	Gurrent	Potontial
Energy Use	453 kWh/m² per year	178 kWh/m² per year
Carbon dicxide emissione	ta tannas par year	4.9 tonnes por year
Lighting	E81 ptr year	£365 per year
Histop	E1173 perysar	E457 peryser
Hot water	E219 per year	2104 per year

Based on standard sod assumptions about occupancy, heating patterns and geographical location, the above table plaudes an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take in to account the cost of fuel and not any associated cervice, maintenance or callsty inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with a citi-a floways check the date the cartificate was issued, because fuel prices can increase over time and energy saving recommendations 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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