

Seacrest , 119 Church Street, Whitby. YO22 4DE

£425,000





















A Two bedroom Grade II Listed Georgian Period Cottage in the heart of The Old Town. This property is laid out over four floors and is very well maintained by the current owners who run SeaCrest as a very successful holiday let. It also has the added bonus of a private and secluded garden area.

The cottage is located at the top of the cobbled part of Church Street and is very close to the bottom of the 199 steps which means that there are great views from the windows of Henrietta Street, The Abbey Steps and across the rooftops to the harbour, piers and out to sea.

The front door of the cottage leads into the formal dining room which has sash windows to the front, wood panelling, built in cupboards, a beamed ceiling and original flagged hearth. Stairs lead both up and down from the dining room –

Downstairs in the basement there is a fitted kitchen which has a range of wall and base units, tiled walls and floor. There is space for appliances and also a built in dishwasher. Next to the kitchen there is the lounge area which is a good size with windows to both aspects. There is a feature fireplace, beamed ceilings and a door leading out to the garden area. This area is paved and has flower beds and borders. There is a right of way through here for the neighbours which takes you down to Sandside and onto Tate Hill Beach nearby.

Returning up the stairs to the dining room and taking the staircase up to the next floor there is a double bedroom with feature panelling, beamed ceiling and a built in cupboard. On this floor there is also a family bathroom with a bath, shower spray, hand wash basin and W.C. This room has a window with views across to the West Cliff area towards The Royal Hotel & the statue of Captain Cook.

Taking the stairs up to the top floor allows us to access the second double bedroom which has three windows with different views towards the sea, harbour or the 199 steps. This bedroom also has built in storage in the eaves and exposed roof timbers.

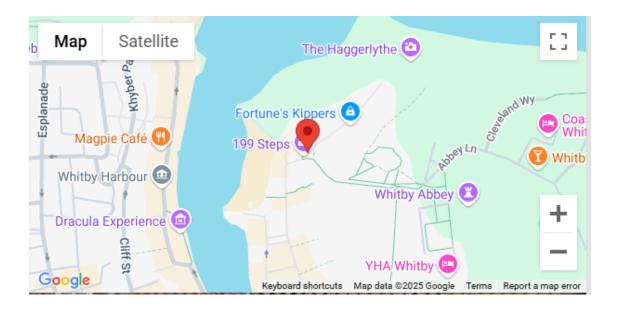
This really is a beautiful example of a carefully preserved period Whitby property and we invite you to come and view this for yourselves! We will have to schedule appointments around change overs as the property is a successful let so please book in advance if at all possible!

25 sq. (23 sq. n) approx.

25 sq. (23 sq. n) app

TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, unidous, crooms and on other terms 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 guaranter as to their operability or efficiency can be given.



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: 3847

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:

(ii) The porticulars 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

 $S^{\oplus}_{A}P$

Current Potential

17 Any Street, Any Town, County, YY3 5000 Dwelling type: Date of assessment: Date of certificate: Reference number: Total floor area.

NO-MET 🦓

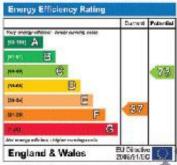
Detached house 02 February 2007 [dd mmmm yyys] 0000 0000 0000 0000 0000

186 m*

Environmental Impact (CO₂) Rating

teting the less impact it has on the environment.

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 (CO₂) emissions.



England & Wales ELi Directive 200251/ED The environmental impact sating is a measure of a licens's impact on the environment in terms of carbon disside (CO₂) amissions. The higher the

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the roung the more energy efficient the home is and the lower fine fixel bits will be.

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

		Gurrent	Potontial
Energy Use		453 kWhiles per year	178 kWh/m² per year
Carbon diaxide emissions		få tannes par year	4.9 tonnes per year
Lighting	N 20	E81 per year	£366 per year
History	10.40	£1173 peryear	£457 peryser
Hot water		£219 per year	2104 per year

Based on pandardised assumptions about decupancy, heating patterns and geographical location, the above table ploudes an indication of tow much it will cost to provide lighting, heating and hot water to this home. The first occur or by take in a account the ocst of fuel and not any associated service, maintenance or tartey inspection, the detriferie has been provided for comparative purposes only and enables one name to be compared with a ratio of the filters that date the certificate was issued, because fuel prices can increase over time and enables are name to be corrected and only source.

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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